



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, August 5, 2015 - 7:00 P.M.**

I. CALL TO ORDER and ELECTION OF OFFICERS

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, August 5, 2015, in Council Chambers at 606 Manitou Avenue. Chairperson Walker called the meeting to order at 7:07pm. The following Commissioners attended:

PRESENT: Commissioner ANN NICHOLS
Commissioner ROGER ARMSTRONG
Commissioner TAMMILA WRIGHT
Commissioner MOLLY WINGATE

ABSENT: Vice Chair NEALE MINCH (Excused)

STAFF: Michelle Anthony, Senior Planner
Sherri Crowley, Planning Technician

GUESTS: Councilman Randy Hodges

ITEM 1. Chair

MOTION:

Commissioner Nichols nominated Neale Minch as Chairperson

SECOND:

Commissioner Wingate seconded the nomination.

DISCUSSION:

There was no discussion

VOTE:

Motion passed, 4-0.

ITEM 2. Vice Chair

MOTION:

Commissioner Wingate nominated Ann Nichols as Vice Chair

SECOND:

Commissioner Wright seconded the nomination.

DISCUSSION:

There was no discussion

VOTE:

Motion passed, 4-0.

II. APPROVAL OF MINUTES

ITEM 3. May 6, 2015

MOTION:

Commissioner Nichols moved to accept the May Minutes as presented.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 3-0. Commissioner Armstrong abstained as he was not present for that meeting.

ITEM 4. June 3, 2015

MOTION:

Commissioner Nichols moved to approve the June Minutes as presented.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 3-0. Commissioner Armstrong abstained as he was not present for that meeting.

III. NOTICE OF COUNCIL ACTION

Acting Chair Wingate recognized and invited Councilman Randy Hodges to the podium.

Council Liaison Hodges thanked the members who made it to the Council Worksession the previous week and spoke on the City Hall Relocation Project. He added the points were well-spoken and taken into consideration. Councilman Hodges felt the Police Chief was the only person in favor of the project and stated everyone wanted to go slow and do the right thing. City Council had only allowed the needs assessment to go forward, which was required to be considered for a FEMA loan. The Police Chief had stated that because of the slowness in the City's progression, he did not have much confidence the City would get the grant he was trying to obtain. Mayor Snyder went on record asking Council and others to

look for different funding opportunities. Moving the fire and police departments out of the floodplain, but leaving non-emergency personnel at City Hall was suggested and hoped that would be the direction taken.

Councilman Hodges continued that Shelley Cobau, Flood Recovery Manager, was doing a great deal of work for the City and added she was identifying available grants and applying for them. One of the items Ms. Cobau reported on was the fact we had been awarded three National Resource Conservation Service (NRCS) grants for Wildcat Gulch Stream restoration, Pawnee Canyon Stream and Pond Restoration, and Ruxton Creek Wall Rehabilitation. Ms. Cobau had also identified grants for funding the restoration of some greenstone bridges which was very encouraging.

Councilman Hodges noted Summit Ministries had submitted paperwork for a 100% refund on their water improvement fees per Chapter 17 of the Municipal Code. They qualified for historic incentive for the fire sprinkler system and 6" water main tap as well as a 2" tap to add bathrooms. He noted their intention was to stay open year round. There was initially some resistance by Council at a \$22,000, but after he read some passages out of the Vision and Planning Guide that changed. Councilman Hodges stated he was very happy about that because renovating a historic building does not reduce the historical value, it increases it and makes the building more attractive.

Senior Planner Michelle Anthony stated she was recently asked to identify, for grant purposes, what sites were historic and commented this was the first time ever anyone has asked her that question. She was very glad to be asked to identify those historic properties.

Councilman Hodges asked if the Commission had anything they would like relay to City Council. Commissioner Wingate asked that he tell the other Council members thanks for putting on the brakes as far as the City Hall relocation. Commissioner Wright said she was glad one of the City Council members had indicated they would no longer call the Commission the "hysterical society" acknowledging it was different than that.

IV. UNFINISHED BUSINESS

ITEM 5. MCAC 1509 - Material Change of Appearance Certification (Demolition and New Construction - Public Hearing) - 1019 Midland Avenue - Rick Hiltman, Applicant

MOTION:

Commissioner Nichols moved to postpone MCAC 1509 to the September 2, 2015, meeting.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion to postpone passed 4-0.

V. NEW BUSINESS

ITEM 6. MCAC 1516 - Material Change of Appearance Certification (Detached Garage) - 208 Chelton Road - Doug Greeley, Applicant

The applicant was not present. Senior Planner Anthony said if the Commission wanted to consider the application they could.

Commissioner Wingate felt because everyone had already gone to look at it, it would be a waste of time not to consider it.

At this time, Commissioner Wingate 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.

Senior Planner Michelle Anthony presented the staff report dated July 30, 2015.

Commissioner Wingate asked if there were any questions for staff. Hearing none, the meeting continued.

Commissioner Wingate asked if there would be any public comment. Hearing none, the Public Hearing was closed.

Commissioner Wingate said her concern would be that the garage would be right on the road adding it is a narrow lot. She assumed this would have to meet the standards for setbacks and would like some reassurance setbacks would be met. She stated she understood the need but wanted to know what the applicant planned to do with the area where the garage was currently located and what would happen with the driveway. She did not think it prudent to continue with the item and was uncomfortable adding extra work load on Staff to make all the decisions.

Commissioner Nichols asked how Staff would feel about making all the decisions. Ms. Anthony replied the site plan submitted shows the setbacks will be met; however that would need to be verified through the zoning process. Ms. Anthony said she did not have a problem figuring out the retaining walls - the applicant would need show where retaining walls are to be located and what they would look like, those were the main unknown elements. Ms. Anthony said the garage replicates the width of the house, so she was fairly comfortable with direction from the commission as far as materials.

Commissioner Nichols said her only concern would be if the appearance of the retaining walls would be objectionable to the Commission. Ms. Anthony assured the Commission she would not allow unfaced concrete and stated the mortar less retaining wall block or stone clad concrete would be appropriate.

Commissioner Nichols confirmed if Staff came across anything objectionable, the item would have to come back. Ms. Anthony agreed with this statement.

Commissioner Wingate felt what was missing was a drawing regarding what the existing garage would end up looking like. Ms. Anthony replied that would have to come back to the Commission as she had no information on what changes were being considered by the Applicant. A separate MCAC would need to be brought back to the Commission.

Commissioner Wright asked if there was any other property in that subdistrict with the garage right on the road. Commissioner Wingate replied 10 Short Road across the street had a similarly sited garage and had received an HPC Honor Award.

Ms. Anthony noted 10 Short is further back from Cheltenham and it is a much larger property than the subject property.

Commissioner Wright stated the Log Cabin District was supposed to have setbacks and here the Commission was going to allow a garage right on the road and very visible.

Commissioner Wingate said they would just have to respectfully disagree on this point.

Commissioner Wright said she had a very hard time with the proposal and the natural landscaping would be gone.

Ms. Anthony stated there was a 20' front setback, setback so as far as safety it met the criteria and noted a side-loaded garage would be very tight if possible at all.

MOTION:

Commissioner Wingate moved to approve of MCAC 1516 for the construction of a new, two car garage as proposed at 208 Cheltenham Road with the following conditions:

- 1) The locations and materials for all proposed retaining walls associated with the new garage and driveway or removal of the existing driveway must be Staff approved prior to issuance of a Building Permit Application. No unfaced concrete visible from Cheltenham Road shall be allowed.
- 2) The materials for the stairway from the garage to the house shall be provided for staff approval prior to issuance of a Building Permit Application.
- 3) The concrete driveway shall be colored per the City's adopted formula or another color as may be approved by Staff prior to installation.
- 4) A separate MCAC shall be required to take care of the appearance of the current building regarding the existing garage door.

Commissioner Wingate offered the following finding:

A) The Historic Preservation Commission is not encouraging garages on the road however due to the circumstances beyond the control of the applicant this proposal shall be allowed.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 3-1. Commissioner Wright voted in opposition.

ITEM 7. MCAC 1518 - Material Change of Appearance Certification (Mini Grant) - 26 Waltham Avenue - David Walker, Applicant.

Senior Planner Michelle Anthony presented the memorandum dated July 30, 2015.

Commissioner Wingate asked if there were any questions for staff, hearing none the applicant was invited to the podium.

David Walker, 26 Waltham Avenue, asked the Commissioners if they had any questions for him. He stated there was rotting wood however they were not taking the entire deck off and were trying to leave as much as possible that was still good. It was mainly the edge of the deck that would be replaced and they were using Colin, a local carpenter.

Commissioner Wingate asked if there was any public comment. Hearing none, the Public Hearing was closed.

Commissioner Nichols stated this is a good project for the mini grant.

Commissioner Wright agreed.

MOTION:

Commissioner Nichols moved to approve MCAC 1518 for a Maintenance Mini Grant of \$500 for repair of the front porch cover/deck at 26 Waltham Avenue as requested.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 8. MCAC 1519 - Material Change of Appearance Certification (Mini Grant) - 15 Washington Avenue - Katherin Tuten and Matt Fago, Applicants.

Senior Planner Michelle Anthony presented the memorandum dated July 30, 2015.

Commissioner Wingate asked if there was anyone else the Applicant should talk to about the tuck pointing; in other words does anyone else believe it was their wall. Ms. Anthony replied she did not believe there was any dispute regarding the ownership of the wall.

Kathy Tuten, 15 Washington Avenue, said there is a marker at the NE corner of the property, so a small portion of the wall is owned by Lucy Mills, but the property line is at an angle so the majority of the wall is on their property. Ms. Tuten said she spoke with Ms. Mills and she was very happy about the work being proposed. Ms. Tuten stated she was stopping the work at her property line on the west side and that she had a new monumented survey done and knew exactly where the corner was now.

Commissioner Wingate asked if there were any further questions or comments.

Commissioner Nichols said this was a great project.

MOTION:

Commissioner Wingate moved to approve MCAC 1519 for a Maintenance Mini-Grant of \$500 for tuck pointing the existing Greenstone wall at 15 Washington Avenue as requested.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

Commissioner Wingate said she was so happy to see these grants going forward that it warmed the cockles of her soul.

VOTE:

Motion passed, 4-0.

VI. OTHER BUSINESS

ITEM 9. Request for City Application for State Historic Fund Grant – 717-719 Manitou Avenue (Wheeler Bank Building) – Priscilla and Michael Barsotti, Applicants.

Senior Planner Michelle Anthony read the memorandum dated August 12, 2015.

Commissioner Wingate asked if there would be any questions for staff. Hearing none, the applicants were invited to the podium.

Michael Barsotti, 717 Manitou Avenue, and Priscilla Barsotti, 115 Canon Avenue, introduced themselves. Ms. Barsotti said they were excited to have this opportunity and that their parents owned the building for almost 40 years and they had inherited it. Ms. Barsotti stated her parents did a marvelous job 38 years ago restoring the building, but added it was time to be redone. Ms. Barsotti remarked they wanted the building to be safe for themselves and their tenants and beautiful for the town. They were hoping to do this in phases as money permits and were happy to work with Staff and hoped for approval.

Commissioner Wingate said she was excited and hopeful to use this as a show piece for what can be done and how funding can be managed. There were many historic buildings in our downtown that could use some beautification and the common response is lack of funding. This project will demonstrate how funding can be obtained. Commissioner Wingate thanked the applicants.

Commissioner Nichols agreed, adding this was a great project which showed a creative use of the historic fund grant program. She could not imagine Council would not agree

MOTION:

Commissioner Nichols moved to recommend approval to City Council that the City serve as the Grant Applicant with the understanding that:

1. There will be no financial contribution to the project by the City; all grant match funds are the responsibility of the property owners.
2. The property owners will be required to enter into an agreement with the City of Manitou Springs for the pass-through of the grant funds.
3. City Staff will serve as the official Grant Administrator; however the monitoring and reporting required by the grant will be up to the property owners/consultant who will submit information to the Planning Department for provision to the State Historical Fund.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

Ms. Barsotti thanked the Commissioners.

ITEM 10. Revision to Incentive Section of the Historic Preservation Regulations

Senior Planner Michelle Anthony discussed the current incentive section of the Historic Preservation Regulations and mentioned the request from Summit Ministries for a refund.

Commissioner Nichols stated a waiver is not a refund. She said she would argue very strongly there should not be a waiver of development fees, adding that was basically illegal rate making. Commissioner Nichols stated the way the code was written, she would have argued the “waiver” indicates the applicant should have applied before paying the development fee, but once the fee was paid, it was over. She was surprised the Attorney didn’t pick up on that.

The Commission agreed to hold a Worksession on the incentives in September.

MOTION:

Commissioner Wingate moved to recommend City Council suspend the incentive awards until the Commission made a full evaluation and presented revisions of this section for Council approval.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 11. Discussion Regarding Municipal Center Relocation – Potential Removal of City Hall Building and City Council Proceeding with “Needs Assessment”

Senior Planner Anthony noted that the Council’s action on this item had been summarized by Councilman Hodges during his report at the beginning of the meeting. She agreed to keep the Commission apprised of any developments with the Needs Assessment or any other attempts to seek funding to move the City’s functions and demolish City Hall. She encouraged the Commission to stay involved and present regarding this issue and any other impacts on historic resources.

VII. ADJOURNMENT

There being no further business before the Commission, Acting Chair Wingate adjourned the meeting at 8:45p.m.

Minutes submitted by Sherri Crowley, Planning Technician