



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, September 15, 2016

I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, September 15, 2016, in Council Chambers at 606 Manitou Avenue. Chairman Minch called the meeting to order at 6:14 pm. The following Commissioners attended:

- PRESENT:** Chairman NEALE MINCH
Vice Chairman ANN NICHOLS
Commissioner BOBBY JACKSON
Commissioner LISETTE CASEY
Commissioner DEB MOORE
Commissioner PATRICIA MCLEAN
Commissioner TAMMILA WRIGHT
- ABSENT:** None
- STAFF:** Wade Burkholder, Planning Director
Michelle Anthony, Senior Planner
- Council Liaison:** Randy Hodges

II. NEW BUSINESS

ITEM 1. Review and Recommendation to City Council Regarding Re-Inclusion in Local Historic District and Future Rehabilitation Options of Hiawatha Gardens – 10 Old Mans Trail

Senior Planner Michelle Anthony presented the staff memo dated September 8, 2016.

Chair Minch asked where the district boundaries were in relation to the property. Ms. Anthony replied that Old Man’s Trail on the east and El Paso Blvd. on the west were the boundaries of the Local Historic District.

Chair Minch asked if there were other PPRTA funds available, or if those available were all for the Hiawatha parking lot or if they could be used on other lots. Ms. Anthony stated there were currently no other PPRTA funds allocated to the property and the funds currently allocated were specific to use on the Hiawatha property.

Chair Minch noted the history provided was interesting, but he assumed there was considerably more information that could be found and suggested any motion include the recommendation that a more thorough history be completed.

Commissioner Nichols asked if there was any report from when the historic district was redefined. Staff replied there was not.

Bernard Schriever, 25 Washington Avenue, stated that the District boundaries did not have to be contiguous for the property to be included. He noted that it was not just architecture that qualifies a property for listing on the National Register, but also the history and events that occurred at a location and he had no doubt the Hiawatha would qualify for listing.

Dinah Mann, 110 Capitol Hill Avenue, asked about a list of ideas for uses referred to in the Staff memo and was provided a copy.

Ryan Lloyd, Echo Architecture, presented the updated report, noting that he had completed the previous evaluation of the property and the City had hired him to update it. Mr. Lloyd noted he assumed the mineral spring was under the building and was associated with the water which had been running in the crawlspace. Mr. Lloyd indicated the sump pumps were not working at the time he was in the building and that was something that needed to be addressed. Mr. Lloyd stated that the building had been tested for lead, asbestos and mold, and all three were found – which was typical for a building of this age and not unmanageable. He stated the mold likely was being generated by the water in the basement and that was another reason to resolve that issue. He noted his cost estimates did not include mitigation of the lead, asbestos and mold, and the City would need to obtain cost quotes for that from a licensed mitigation contractor. Mr. Lloyd agreed with the statement in the Staff memo that mitigation would be necessary whether the building was renovated or removed. At times mitigation costs during renovation could be less because of opportunities for encapsulation when that method was appropriate. Mr. Lloyd indicated the building was in the floodplain and an elevation certificate would need to be done; his preliminary calculations indicated the floor level was within inches of the flood level. He recommended that a survey and replat of the property be done before any redevelopment take place. Mr. Lloyd noted the requirement for fire suppression sprinklers was dependent on use and may not be a requirement, but he recommended their installation anyway. He stated the current building was about 14,000 square feet in size, but would be about 11,000 square feet once the inappropriate additions were removed. In his assessment, he concluded the building had historic value and could have National Register potential. He stated he would like to see the building rehabilitated by the City – this was required of private property owners and he felt the City should take this on as a statement that it supports its own rules. Mr. Lloyd said the history of the building is currently hidden and he felt it could be an exceptional property.

Chairman Minch stated that photos seemed to show a spring pavilion on the site and the amount of ground water coming in the basement seemed consistent with the existence of a spring. He asked Mr. Lloyd if the areas indicated in blue on the floorplan in the Architect's report were nonhistoric. Mr. Lloyd affirmed that was what was being indicated.

Commissioner Moore stated it appeared the property had been overlooked over the years and it was an exciting prospect to see it resurrected. She agreed the way it was sitting now was not inviting.

Mr. Schriever asked Mr. Lloyd if the building could be opened back up to a pavilion. Commissioner Moore suggested opening up the building would help with the mold. Mr. Lloyd replied that the dance hall had never been a fully open pavilion, but windows could be opened all around at one time.

Chairman Minch asked about the signage. Ms. Anthony replied she was working on changing the signs both on the building and at the corner of Manitou Avenue and Old Mans Trail.

Commissioner Moore asked what the commission's role would be and the next steps in the process. Staff advised that if the commission felt it was appropriate, and if the City Council agreed, reinclusion in the District would be the next step.

Commissioner Nichols asked if an Historic Structure Assessment would be required. Mr. Lloyd stated that was not mandatory, but could be used for historic research and to help with reuse decisions.

Commissioner Moore noted that long-time resident Joanne Garrison would have memories of the building when it was in use in its heyday, as would many seniors in town, and that added to the building's value.

Mr. Schriever asked if the cork under the wooden dance floor had been assessed. Mr. Lloyd stated no particularly, but the floor itself appeared to be in good shape. It was one of the elements worthy of preservation and reuse rather than destruction.

Chairman Minch noted the Chair of the Parking Authority Board was presented and he asked Bill Koerner, 205 Ruxton Avenue, if he wanted to make any comment.

Mr. Koerner asked, under the different scenarios, what the amount of parking provided was. Mr. Lloyd reviewed the different parking plans for the current configuration of the building, the reduced configuration removing the nonhistoric additions, and with the building removed. He noted that the numbers could change based on things like bus parking, configuration of entrances, etc.

Shelley Cobau, Public Services Director, addressed the parking lot layouts and noted they did not include the El Paso Blvd. driveway and why not single width lanes. Mr. Lloyd stated not having to climb the grade to the El Paso access allowed for a flatter parking lot and the 90⁰ parking was the most efficient layout. The single direction with angled parking might be easier for people to maneuver, but was not as efficient in regard to numbers of spaces.

Terry Sharpton, Mineral Springs Foundation Board President, stated he appreciated the information on the spring and Staff's remarks regarding it in the memo. Whatever happens, the Mineral Springs Foundation will recommend exploring the property to locate the spring and either stopping the flow or restoring it to a running condition. They foundation knew about mineral water coming into Fountain Creek from somewhere east of Old Man's Trail and he assumed the Hiawatha was the likely source.

Commissioner Moore asked if there were other places that could have springs that are no longer public. Mr. Sharpton stated that there were as many as 33 springs in Manitou at one time, so there are a lot springs whose locations have been lost over time. He noted that protection and preservation of the springs was important, as was being good stewards of the aquifer which is why stopping the flow was also an option so that the aquifer was not being drained.

Joy Porter, 210 Via Linda Vista and member of the Parking Authority Board, stated she went into the basement during a PAB tour of the building and saw the flow of water and agreed something needed to be done.

Mr. Schriever asked if filling in the basement might be an option. Mr. Lloyd stated he wasn't sure that was on the table, but there were a lot of options that would address the water issue.

Ms. Mann asked when the Commission would be discussing the historical preservation of the property and the ideas for use of this gateway to the downtown.

Council Liaison Hodges indicated, depending on if the City Council decided to keep the building, then there would be a process to decided what to do with it.

Ms. Anthony suggested that Ms. Mann could send her any ideas or information.

Joanne Garrison stated she supported the option to preserve the building and restore it to a useful purpose. She recognized parking is important, but the whole complex – parking and the building - could be accommodated.

Public Services Director Cobau stated the City Administrator had asked her to inform the Commission that if preservation and repurposing the building was being considered, there would be extra staff needs placed on the City, which was already significantly understaffed.

Mr. Koerner asked if the Commission would be recommending reinclusion in the District and selecting a rehabilitation option. Chairman Minch stated the reuse options for the building would not be addressed at this time, but the issue of rehabilitate or remove.

Mr. Koerner stated his personal opinion as a former member of the Historic Preservation Commission and both a Council Member and Mayor, that the property should be reincluded in the Historic District.

Commissioner Jackson asked what type of ceiling was in the kitchen and noted ceiling tile was the worse for grease build-up.

Erick Wright, 227 Plainview Place stated the City needed to look at this building like other buildings in town that are now icons and maintain the preservation mentality of the community. He listed the Briarhurst, the Cliff House, Miramont Castle, the Spa Building – all buildings that were considered derelict at one point and which came close to demolition. Maintaining this structure was imperative and the City owed it to our predecessors and the citizens to come in the future. Tearing the building down would not do anything for the community.

Chairman Minch asked the Commission to consider the first item before it regarding reinclusion in the Historic District.

Commissioner Nichols stated she felt that this was a reasonable candidate for inclusion in the District. The information in the Architects Report and the Staff Memo supported that by highlighting the unique history of the property, it is part of the community and a strong case can be made that it should be part of the District.

Commissioner McLean stated she thought initially that the building was an eyesore and it would be better to use the money for something else, but now she thought the building should be preserved.

Commissioner Wright stated that this was not a garage that had been neglected like another building torn down for parking, but it had potential and should be in the District.

Commissioner Jackson stated he grew up with the building as part of the center of town, he assumed it was in the district and was surprised it was not and felt that the City had more opportunities for the property if it was in the District.

Commissioner Moore stated she arrived in Manitou Springs in August 2015 and was interviewed about parking by a local reporter, so she definitely knew that parking issues exist. However Manitou Springs is a charming, historic, quaint town and she was excited at the prospect of this building being restored on the outside to flow better with the character of the area.

Chairman Minch stated, for him, the issue was not what the building was now, but what it could be.

MOTION:

Commissioner Moore moved to recommend to the City Council that the Hiawatha Gardens Property at 10 Old Mans Trail be reincluded in the Local Historic Preservation District.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 6-0.

Chairman Minch asked the board about the issue of rehabilitation of the property vs. demolition. Discussion regarding this ensued.

Chairman Minch stated the historic value was in the basic structure, so if that was removed the property would no longer have a physical connection to its history.

Commissioner Nichols noted after inclusion in the District, if demolition was pursued then it would need to go through the Historic Preservation Commission process and that would ensure that options and cost comparisons would be considered.

MOTION:

Commissioner Wright moved to recommend to City Council that a detailed Rehabilitation and Reuse Study for the building be undertaken, to include:

- hazardous materials mitigation costs
- exploration to locate the spring on the property
- an historic structure assessment
- a detailed history documenting the building

Commissioner Wright clarified the Commission considered the historic area of the building excluded the blue areas as shown in the building plan by Echo Architecture.

SECOND:

Commissioner Jackson seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 6-0.

III. OTHER BUSINESS

There was no Other Business to discuss.

IV. ADJOURNMENT

There being no further business before the Commission, Chairman Minch adjourned the meeting at 7:55p.m.

Minutes submitted by Sherri L. Johnson, Planning Technician