



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, FEBRUARY 1, 2017

I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, February 1, 2017, in Council Chambers at 606 Manitou Avenue. Chairman Minch called the meeting to order at 6:01 pm. The Commissioners introduced themselves and the following attended:

- PRESENT:** Chairman NEALE MINCH
Vice Chairman ANN NICHOLS
Commissioner BOBBY JACKSON
Commissioner ROGER ARMSTRONG
Commissioner PATRICIA MCLEAN
Commissioner TAMMILA WRIGHT
Commissioner LISETTE CASEY
- ABSENT:** Commissioner DEB MOORE (excused)
- STAFF:** Michelle Anthony, Senior Planner
Shelley Cobau, Public Services Director
Sara Hartley, Hazard Mitigation & Resiliency Director
- GUESTS:** Council Liaison Randy Hodges
Dr. Robert McGregor, Amec Foster Wheeler
Priscilla Marbaker, Tapis and Associates

II. APPROVAL OF MINUTES

ITEM 1. January 4, 2017

MOTION:

Commissioner Nichols moved to approve the December meeting minutes with the change that Commissioner Jackson was not present at the meeting.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

There was no further discussion.

VOTE:

Motion passed, 4-0. (Commissioners Jackson, Wright and Casey abstained, as they were not present at the January meeting.)

III. NOTICE OF COUNCIL ACTION

Ms. Anthony noted information on the current status of the Brook Street Bridge had been provided in the Commission's packets for its information.

Council Liaison Randy Hodges addressed the Commission regarding the pending Housing Advisory Board ordinance and his concern it would allow the board to bypass the HPC. Ms. Anthony explained the provision referring to the City's historic district regulations was intended to keep that from happening. After discussion, it was suggested the language could be changed to state coordination with the Historic Preservation Commission, or something that referred directly to the Commission.

At this time, Chairman Minch 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.

IV. UNFINISHED BUSINESS

There was no unfinished business on the agenda to discuss.

V. NEW BUSINESS

ITEM 1. MCAC 1702 - Material Change of Appearance Certification (Access Controls on Soda Springs Park Pavilion) – 1016 Manitou Avenue – Manitou Springs Public Services Department, Applicant

Senior Planner Michelle Anthony presented the staff report dated January 26, 2017.

Councilman Hodges came to the podium and advised the Commission the City Council had given specific instructions to secure the entire pavilion and they would not accept an alternative design for only the stage.

Commissioner Nichols stated the pavilion is an historic structure and the Commission's charge was to make a finding the proposal would be compatible. She stated not being able to consider other options put the Commission in a position to choose a design, whether it was compatible or not. Commissioner Nichols asked Councilman Hodges if that is what he was saying the Council required. Councilman Hodges replied yes.

Public Services Director Shelley Cobau reviewed the events that led to the current design proposals, noting temporary fencing had been installed the previous summer; Public Services had put out an RFP initially that received no responses and then went to City Council asking for direction regarding securing the park, securing the pavilion and securing just the stage. Council directed the pavilion be secured. Public Services then approached companies to seek proposals. She indicated the cost estimates were rough, as the respondents were not paid to put detailed information together. She explained that there was some urgency in getting this process taken care of, as the City did not want the temporary fencing to remain through the tourist season. Ms. Cobau noted her memo was far back in the packet created by the Planning Staff and included information on the Park and Rec Advisory Board's approval of the Concrete Couch proposal. Ms. Cobau reviewed the Concrete Couch proposal and praised other work in the community by this organization.

Chairman Minch stated he was at the City Council meeting where direction was given and they had encouraged creativity.

Ms. Cobau indicated that Steve Wood, principal with Concrete Couch, could offer renderings of what the enclosure panels will look like and discuss what would be put on the panels with the Commission.

Chairman Minch asked about the opportunities to open up the pavilion. Ms. Cobau indicated, if specified by the City, the panels could be made so they would be removable and storable. Ms. Cobau continued that the Council had given clear direction that the entire pavilion had to be enclosed, not just the stage. She noted:

- No specific direction had been given about how the building was to be secured
- Public Services had looked at a roll-down gate over the stage opening and found that would be over \$100,000 to install. She felt these gates were unattractive.
- She acknowledged that securing the stage only would not affect the ADA access through the park, but Concrete Couch had addressed this with a proposed walkway that will tie into the flood improvements planned in the park.
- The gates could be made wider to better fit the size of the existing openings
- The gates and panels needed to be high enough so people could not hop over and get into the pavilion. Referring to a photo in the Staff Report, Ms. Cobau noted the Construction fencing in place was approximately 4' above the existing railing.
- The Park and Rec Board had voted to approve the Concrete Couch proposal.

Commissioner Wright asked, before the incident the previous summer that resulted in fencing of the pavilion, how many instances such as that had occurred. Had there been other measures taken such as additional lighting and security before choosing to take this step. Ms. Cobau could not address the background regarding criminal activity in the pavilion.

Commissioner Nichols stated that the Commission was in a difficult position because of the public safety issues.

Chairman Minch opened the Public Hearing.

Lori Chernin of Flying on Wings of Eagles stated she wanted to see if the City would donate the use of the pavilion for a fundraiser for the person who was paralyzed from a fight on the pavilion's stage last summer. Ms. Chernin was advised to contact Joy Vernon, the City's event coordinator.

Dale Latty stated he was a fan of Concrete Couch, which tended to use a more abstract motif. The Architecture of the building was simple and square and he hoped the beauty of the building would be preserved.

Erick Wright, 227 Plainview Place, stated he found the City Council's demeanor was arrogant and negative and they were shoving this down the community's throats and was circumventing the HPC. He hoped City Council heard these comments. Mr. Wright stated he understood there was a problem that needed addressed and he thought Concrete Couch was a great organization who did great work. However, he preferred for the City to take the money it would spend on this project and use it to lock up the people causing the problems. He felt that the enclosure of the pavilion would look like a giant birdcage in the middle of the park.

Douglass Edmundson noted that the safety roll-down gates are heavy and the pavilion was not designed for that kind of weight, so that was likely a lot of the expense. Mr. Edmundson agreed with Mr. Latty's comments regarding the Concrete Couch's designs, but hoped something could be worked with.

Hearing no further comments, Chairman Minch closed the public hearing.

Commissioner Armstrong noted that Concrete Couch indicated the rust issue in the Staff Report could be resolved for an additional \$6300. Ms. Cobau stated the additional funds could be found to cover the painting of the metal panels.

Chairman Minch suggested working with someone to fabricate something custom that would suit the building. Something simpler and with a more open approach.

Commissioner Nichols asked Staff how her concept of staff approval would work. Ms. Anthony recommended the Commission provide specific guidance for staff and appoint a subcommittee who could sit down with Planning and Public Services personnel, and Concrete Couch representatives and work out details that could then be staff approved based on the HPCs direction. Discussion ensued regarding including members of the Park and Rec Board and the items with which the Commission was most concerned.

Commissioner Nichols also noted the HPC had no preference concerning whom to contract with; its input was regarding the outcome of the work, not who does the work.

MOTION:

Commissioner Nichols moved to conceptually approve MCAC 1701 with the direction that Staff and two members of the Historic Preservation Commission meet with representatives of the Public Services Department and invite representatives of the Park and Recreation Advisory Board to review the designs in regard to the following goals of the HPC:

- 1) The access control panels not be more than 8' tall above the existing railings, or a minimum height to achieve security
- 2) The final design be as simple and open as possible so to not detract from the Architecture of the pavilion.
- 3) The final design be powder-coated to avoid stains and damage from rusting metal

Commissioner Nichols further noted the Planning Staff would have final approval authority in regard to the details of the proposal so that the request would not have to come back to the Commission for final approval.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion Passed, 7-0

Commissioners Armstrong and Casey volunteered to serve as the two member subcommittee to review the final design proposal(s).

VI. OTHER BUSINESS

ITEM 3. Review and Discussion Regarding Alternative Project Designs for the Lower Canon/Park Avenues Flood Improvement Project – Kezziah Watkins, presenting

Hazard Mitigation and Resiliency Director, Sara Hartley, introduced Dr. Robert McGregor, who would be providing overview and information on three design options for the Commission's feedbacks. In addition, feedback from members of the public on these options from the previous week's community meeting was provided to Commission members.

Chairman Minch asked if the work was budgeted. Ms. Hartley indicated the funds had been granted and allocated, so the chosen design solution did need to be within the current funding limits.

Dr. McGregor reviewed each of the designs, The Roadway Gate, Wall to Wall, and Speed Bump. He explained the concepts and specifics of each option, noting that all three options featured walls along Park Avenue and improvements in Soda Springs Park. Dr. McGregor outlined that, if feasible within the budget improvements to the existing 7'x7' culvert were recommended to increase its function. He discussed aspects of each option and answered questions from the Commission and Planning Staff.

Chairman Minch opened the meeting for public comment.

Dale Latty stated his concerns with the data on which the proposals were based, noting that Dr. Jarret was involved with development of the data but had not been involved with the proposed designs. He felt the City should be looking at how little could be done on as small a budget to gain maximum benefit as possible, not how much could be done for the budgeted funds. He supported fixing the box culvert and suggested using heavy timber to make more beautiful and for less money than concrete walls. Mr. Latty stated the project team was not designing to the cubic feet per second that was needed. He believed the flows should be split instead of channeled. He stated the proposed walls were more than was needed and the cost of timber would be a huge advantage.

Commissioner Nichols informed Mr. Latty the Commission was involved with aesthetic issues only, not with the engineering of the project.

Ms. Hartley provided information regarding the project data and why it was chosen. She noted the project team had informally consulted with Dr. Jarrett. She noted the previous studies did not include the current hydrology information. She offered to send the Commission the Michael Baker study so they could see to what she was referring.

Delane Bredvik, Manitou Springs Arts Council and Manitou Springs Creative District, indicated Director Natalie Johnson had asked him to be at the meeting so advocate for an art budget of \$5000 in the project.

Erick Wright, 227 Plainview Place, noted the 2013 and 2015 floods had been mentioned, but not the 1999 flood. He asked about the possibility of grading the roadway to increase its carrying capacity. Ms. Hartley explained the location of the box culvert and utilities restricted how much grading was possible.

Hearing no further comments, Chairman Minch closed the Public Hearing.

The Commission provided the following feedback:

Option #1 –

- 15 minute parking as proposed was a concern
- Area around flood gates – use art to make a feature, but don't leave a majority of the walls without stone

Option #2 –

- Least favorite option
- Loss of parking would have an economic impact on the businesses
- Option with most visual impact along Canon Avenue

Option #3 –

- Option hardest to visualize and Commission recommended there be modeling or depiction to help decision makers if this option moved forward

Ms. Marbaker asked the Commission for feedback on wall materials. Commissioners encouraged the use of greenstone, some minimal areas of stucco around the Spa Building garage, and locations for art on tops of columns and defined areas on the face of the walls.

ITEM 4. Review and Discussion Regarding Council Questions to HPC Regarding Hiawatha Gardens Property

Brief discussion of the questions forwarded by the Mayor ensued. Commissioner Nichols indicated she would insert comments into the response she had drafted on the Commission's behalf and send to Staff to send out to the Commission members for finalization. Chairman Minch would then take the document and was putting all the information together for the Council presentation.

VII. ADJOURNMENT

There being no further business before the Commission, Chairman Minch adjourned the meeting at 8:45p.m.

Submitted by Michelle Anthony, AICP, Senior Planner