



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, March 4, 2009, 7:00 P.M.

I. CALL TO ORDER & ELECTION OF OFFICERS

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Wednesday, March 4, 2009 in Council Chambers @ 606 Manitou Avenue. Chairwoman Nichols called the meeting to order at 7:05 pm, seated the Alternate Commissioner, and declared a quorum present. The following were in attendance:

PRESENT: Commissioner ROGER ARMSTRONG
Chairwoman ANN NICHOLS
Commissioner BRUNO POTHIER
Commissioner MOLLY WINGATE

ABSENT: Commissioner TERESA BLAIR (excused)
Commissioner CHARLES CASE (excused)
Commissioner KAREN CULLEN (excused)

GUESTS: None

STAFF: Dan Folke, Planning Director
Michelle Anthony, Planner
Kari Kilroy, Assistant

ITEM 1. Nomination and Election of Chair

NOMINATION:

Commissioner Armstrong moved to nominate Ann Nichols as Chair.

SECOND:

Commissioner Wingate seconded the Motion.

DISCUSSION:

Commissioner Nichols explained that the Commission had decided to nominate the Chair by seniority and the next senior member would be Vice Chair and would eventually rotate into the position of Chair.

VOTE:

Motion passed, 4-0.

ITEM 2. Nomination and Election of Vice Chair

NOMINATION:

Commissioner Armstrong moved to nominate Molly Wingate as Vice Chair.

SECOND:

Commissioner Pothier seconded the Motion.

DISCUSSION:

None.

VOTE:

Motion passed, 4-0.

II. APPROVAL OF MINUTES

ITEM 3. February 4, 2009

Commissioner Pothier pointed out an error on page 6 of the February 4, 2009 minutes. Where Commissioner Pothier referred to “mullions” instead of “muntins.”

MOTION:

Vice Chair Wingate moved to accept the February 4th Minutes with the noted change.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 4-0.

III. NOTICE OF COUNCIL ACTION

None.

IV. UNFINISHED BUSINESS

None.

Chairwoman Nichols described the meeting procedures and cautioned that the discussion would be limited to the proposed changes only. She asked if any Commissioner had ex parte contacts or conflicts of interest to declare. Hearing none, the meeting continued.

V. NEW BUSINESS

ITEM 4. MCAC 0901 – Material Change of Appearance Certification (Amendment to MCAC 0804 August 6, 2008 Approval of New Construction Design) – 36 Park Avenue (Wheeler House) – Chad Hartley on behalf of the Cliff House, Applicant.

DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:

Ms. Anthony presented the Staff Report recommending approval of the application with 2 conditions. She also summarized comments from the neighbors which had been received via email on March 4, 2009 as well as Staff's response and recommendations to the email.

Vice Chair Wingate confirmed with Ms. Anthony that the boundary line between the post office and the proposed construction had moved and that the building heights were consistent with what had been previously approved.

Chad Hartley, Land Elements, Inc., 118 N. Tejon Street in Colorado Springs, said he agreed with Staff's recommendations. He mentioned that Paul York, General Manager of the Cliff House, and Doug Comstock, Architect, were also present. Mr. Hartley explained that they had decided to make changes based on a meeting with the neighbors in September 2008. Mr. Hartley also said that they agreed with the use of color concrete and with making the roof an earth-tone color.

Commissioner Pothier asked Mr. Hartley how far was the trash compactor from the street. Mr. Hartley replied 60 feet.

Chairwoman Nichols opened the hearing for public comment.

Julie Wolfe, 47 Grand Avenue, expressed appreciation to the Cliff House for the changes. However, she said that the neighborhood still had concerns:

- They appreciated the turret on the northeast corner, but still had concerns about the trash compactor. She requested it be screened from the street and that the Applicant be required to disclose the kind of screening.
- She urged the Commission to address landscaping.
- Still not happy about service entrance and driveway
- The neighbors were disappointed that there was no plan to use the post office parking lot as an entrance for delivery vehicles and trucks
- Ms. Wolfe objected to the authority of the Commission going forward with the Application if notification to the post office was required and had not been made.

Chairwoman Nichols asked Ms. Wolfe to discuss only issues that the Commission could address.

Ms. Wolfe finished by saying that the language in Guideline B.1.08 (*Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*) mandated the Commission to evaluate blasting methods.

Vice Chair Wingate pointed out that the Historic Design Guidelines were “guidelines” not “regulations” and calling them “regulations” (as Ms. Wolfe had) was mischaracterizing them.

Dennis McEnerney, 20 Grand Avenue, noted that Staff’s memo made a distinction between design and use and he was not sure that the distinction could be made hard and fast.

Marlow Anderson, 32 Grand Avenue, was pleased to see Staff’s recommendation regarding the roof color. He would also like to see some sort of language regarding blasting – he was most worried about the historic walls – and encouraged the Commission to require a neutral engineer to take pictures before and after.

Lon Lutze, 26 Taos Place, introduced himself as owning 53-57 Grand Avenue and said he had lived on Grand Avenue for 23 years. He thought that there was going to be landscaping instead of sidewalks on Grand Avenue and he was pleased to see the addition of sidewalks. Mr. Folke confirmed that there would be sidewalks.

Rick Laurenzi, 21 Washington Avenue, said he had been a Manitou resident for 31 years and he asked the Commission to deny the Application because it was inadequate, intrusive and dangerous. Mr. Laurenzi felt it would make the post office into a truck stop by increasing the amount of trucks times 6, he characterized Grand Avenue as becoming the “beeping capital of the world”, and said that golf carts would be going back and forth all day long. Mr. Laurenzi stated that the Planning Department had been hoosegowed by Treasure Chest Storage when they were shown a little brown roof that resulted in a reflective surface that could be seen from space. He finished by saying that dynamite was not needed and it was ridiculous because the hillside was soft clay and soft rock – steel pipes and galvanized pipes would be subject to damage.

Philip St.Cloud, 602 Ruxton Avenue, said he owned 26 Grand Avenue and that he liked the suggestions of colored sidewalk and darker roof color. Mr. St.Cloud liked the changes.

Tip Ragan, 20 Grand Avenue, said he appreciated the many changes and thought that the plan was much better which showed how things could improve in dramatic ways. He encouraged the Commission to consider the landscaping plans.

Seeing and hearing no further comment, Chairwoman Nichols closed the hearing to the public.

Chairwoman Nichols summarized that the issues noted by the public and Staff were colored concrete, roof material, screening the gate to the driveway, fencing along the driveway, and landscaping (which would take another meeting).

Vice Chair Wingate noted that the Commission did not have numbered areas in the Guidelines that addressed landscaping. She was comfortable with making a recommendation to the Planning Commission that would perhaps direct Staff.

Mr. Folke read Guideline C.1.22 Landscaping: *Low, dense plantings are encouraged. Use trees to define edges of sites and frame your building. Try to incorporate existing vegetation into current landscaping. Plan for removal of aging trees by planting replacements well in advance.* Mr. Folke noted that the Planning Commission used landscaping for compatibility and buffering and suggested that Staff would make recommendations of how landscaping could be used.

Mr. Folke, referring to Ms. Wolfe's earlier objection, informed the Commission that notification mailing had been sent February 25, 2009 to all property owners within 100' of 36 Park Avenue.

Commissioner Pothier wondered about the LEED certification and its impact on the roof color. Paul York explained that they wanted to make every effort to become LEED-certified, but they were willing to negotiate on the roof color and they were happy to make it a darker color.

Commissioner Pothier suggested that Staff could make landscaping decisions.

Ms. Anthony suggested conditions, in addition to those already in the Staff Report, which the Commission could consider to address the applicable concerns in the neighbors written.

Vice Chair Wingate confirmed with Ms. Anthony, and per Doug Comstock, that the gate was 22' down the driveway.

Vice Chair Wingate wondered if blasting was reasonable. Mr. Folke said that Staff had learned a lot from the blasting done at 306 Canon Avenue for the Cliff House's East Patio addition and that Staff would craft a condition for the Planning Commission based on the Secretary of the Interior's Guidelines. The condition would include a requirement for a blasting plan (including duration and when) and monitoring. Mr. Folke said he was also working with the Colorado Geological Survey. He stressed that they would use what they have learned to make any necessary blasting less impactful and that the #1 priority was to protect the surrounding properties.

Chairwoman Nichols noted that the Commission had made a recommendation to the Planning Commission in their August 6, 2008 approval to incorporate information from Preservation Tech Note #3 into any blasting permit.

Ms. Anthony explained that Tech Note #3 did not contain any language regarding the necessity of the blasting nor monitoring by an *independent* contractor.

Ms. Wolfe, speaking from the audience, wondered if monitoring would include the mineral springs. The consensus was yes.

Vice Chair Wingate wondered if traffic patterns had been analyzed. Mr. Folke replied yes, a complete traffic study had been done through the Major Development Plan.

Commissioner Pothier commented that moving the property 9' was a good thing. Mr. Folke pointed out that the property boundaries had not changed; they had been incorrectly located on the previous plans.

MOTION:

Commissioner Pothier moved to approve MCAC 0901 for revisions to previously approved MCAC 0804 for the construction of a new hotel at 36 Park Avenue under the following conditions:

- 1) The conditions of approval stated under MCAC 0804 shall be incorporated into this approval and applicable to the updated design.
- 2) All retaining walls shall be consistent in materials and design with the existing historic greenstone walls on the property.
- 3) Specifications for screening to be applied to the driveway gate and eastern iron fence, as needed, shall be reviewed by the Planning Staff.
- 4) All new/replaced sidewalks shall be consistent with the colored concrete sidewalks installed Downtown.
- 5) All roofing, including flat roof areas, shall be a dark, earth-tone color.

Commissioner Pothier further proposed the following recommendations be forwarded to the Planning Commission and incorporated in their deliberations on the Major Development Plan:

- a) The Historic Preservation Commission recommends to the Planning Commission incorporation of the additional blasting provisions per the neighbors' written comments of March 4, 2009, as follows:
 - i) Excavation techniques be monitored by the City and that blasting be allowed only upon a subsequent showing of necessity.
 - ii) If blasting is determined by the City to be necessary, all structures in the area be inspected both before and after construction by a neutral civil engineer and that the identity of the engineer be disclosed.
- b) The Historic Preservation Commission recommends to the Planning Commission that the final Landscape Plan incorporate adequate screening and considers neighborhood input.

SECOND:

Vice Chair Wingate seconded the Motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

Chairwoman Nichols called a break @ 8:20 pm.

ITEM 5. Recommendation to City Council Regarding Adoption of Updated Design Guidelines.

Mr. Folke explained that if the Commission felt that the Guidelines were ready, they could transmit them to Council. In case they recommended approval, the item was already scheduled for the Council's March 10th worksession. After a 2nd worksession, Council could adopt the Guidelines by Resolution. Mr. Folke showed the Commission a slide presentation intended to brief the Council on the revisions.

The Commission also suggested that the presentation compare the present Guidelines with the proposed, highlight when the Guidelines were last reviewed/updated, and highlight the substantial public process.

Vice Chair Wingate referred to page 3.7 Exterior Site and Building Lighting and wondered if it should be a numbered Guideline. Discussion ensued. Consensus was reached that the issue should be addressed through Ordinance, rather than as a Historic Design Guideline.

Vice Chair Wingate referred to page 10.2 and confirmed with Staff that the Commission would not be ruling on vegetation.

Vice Chair Wingate referred to page 11.1, Guideline 11.3 and pointed out that "should be **constructed of** stone" should be changed to "should be **clad in** stone".

Commissioner Pothier, referring to page 8.15, pointed out that the bottom picture showed no stairs, yet the caption read: "Preserve all existing exterior stairs."

MOTION:

Vice Chair Wingate moved to recommend to City Council the adoption of the updated Historic Design Guidelines draft dated January 2009.

SECOND:

Commissioner Armstrong seconded the Motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

VI. OTHER BUSINESS

ITEM 6. Update on Historic Bridges and Walls Assessment Project.

Ms. Anthony reported that Staff had received an electronic version of the completed Assessment report and would be posting it to the City's website. Vice Chair Wingate suggested that Staff invite Neil Plass to join their recently-formed working group.

ITEM 7. Other

Discussion ensued about the email the Commission had received from the owners of the Green Willow Motel regarding their desire to remove their property from the Historic District. Chairwoman Nichols indicated she would draft a letter from the Commission in response to the email and would get copies of the Planning Department's previous correspondence.

VII. ADJOURNMENT

As there was no further business before the Commission, Chairwoman Nichols adjourned the meeting at 9:05 pm.

Minutes submitted by Kari Kilroy