



MANITOU SPRINGS HISTORIC PRESERVATION COMMISSION REGULAR MEETING MINUTES

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Wednesday, May 6, 2009 in Council Chambers @ 606 Manitou Avenue. Chairwoman Nichols called the meeting to order at 7:02 pm, seated the Alternate Commissioners, and declared a quorum present. The following were in attendance:

PRESENT: Commissioner ROGER ARMSTRONG
Commissioner KAREN CULLEN
Commissioner BARBARA DIAMOND
Commissioner RANDY HODGES
Chairwoman ANN NICHOLS
Commissioner BRUNO POTHIER
Commissioner MOLLY WINGATE

ABSENT: Commissioner TERESA BLAIR
Commissioner CHARLES CASE (excused)

GUESTS: None

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

II. APPROVAL OF MINUTES

ITEM 1. March 4, 2009

Chairwoman Nichols pointed out an error on page 1 of the March 4, 2009 minutes: "...to nominate the Chair by *authority*" should have been "to nominate the Chair by *seniority*."

MOTION:

Commissioner Armstrong moved to accept the March 4th Minutes with the noted change.

SECOND:

Commissioner Pothier seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 4-0 (Commissioners Cullen, Diamond and Hodges abstained).

III. NOTICE OF COUNCIL ACTION

AP 0901 – Appeal of HPC Approval of MCAC 0804 and MCAC 0901 – Material Change of Appearance Certification for New Construction at 36 Park Avenue – David Beers, Denise Deming, Dennis McEnnerney, Bryant Ragan, John Shada and Julie Wolfe, Applicants. At their April 21st Regular Meeting, Council voted 6-1 to uphold the HPC’s action and denied the appeal.

Historic Design Guidelines Revision Project – Project Consultant and Planning Director presented an overview of the new document at Council’s April 28th Worksession. After question and answer period, with a number of favorable comments by Council members, Council agreed to set for approval at the next available meeting after the City receives a final document incorporating all corrections/revisions. Staff anticipates final adoption May 19 or June 2, 2009.

IV. UNFINISHED BUSINESS

None.

Assistant Kari Kilroy suggested that the Commission hear Item 3 before Item 2 since Library Director Margaret Morris and Library Board member Marc Straub were present for the discussion (and there was no one present for Item 2).

V. NEW BUSINESS

ITEM 3. Recommendation on Patio Stage and Sign Relocation – Manitou Springs Public Library.

Ms. Anthony presented her May 1, 2009 Memo recommending approval with one condition.

Commissioner Armstrong stated that he was a member of the Library Board but he had not previously seen the proposal.

Mr. Folke updated the Commission on the history of the request, stating that the current proposal was a more permanent, practical solution.

Library Director Margaret Morris stated that they had been discussing the idea for almost a year. Currently there was only one flat-ish area for the musicians to use and it was difficult for them to perform.

Library Board member March Straub, who designed the proposal, described his design.

Commissioner Pothier wondered if there was any Manitou Greenstone available for the project. Ms. Anthony thought there might be.

Commissioner Pothier wondered if 8'x10' would be big enough. Ms. Morris and Mr. Straub confirmed it would be.

Commissioner Wingate wondered how they would get power to the stage. Ms. Morris explained that they currently ran a long extension cord from the Library and would continue to do so.

Commissioner Wingate commented that it was a great idea, felt it would increase the visibility of the Library, and, best of all, would not interrupt the sledding on the Library hill.

Commissioner Hodges also wondered if the stage would be big enough. He suggested they increase the size to the diameter of the existing garden circle. Ms. Morris and Mr. Straub explained that money was an issue and they would not be able to afford many materials.

Commissioner Hodges suggested that flagstone would look better than patio brick. Ms. Morris said she also preferred flagstone. Commissioner Cullen offered that she might have some flagstone to donate.

MOTION:

Commissioner Cullen moved to approve the patio/stage proposal as presented while giving the Library leeway to adjust the size of the stage within a few feet of the proposal and with the following condition:

- 1) The material utilized for the retaining wall should be compatible in color and texture with either the brick of the Library building or with the stone in the surrounding retaining walls and is to be approved by the Planning Staff.

SECOND:

Commissioner Wingate seconded the Motion.

DISCUSSION:

None.

VOTE:

Motion passed, 7-0.

ITEM 2. Recommendation on Bridge Railing Design – Soda Springs Park.

Mr. Folke summarized his May 1, 2009 memo.

Discussion ensued.

MOTION:

Vice Chair Wingate moved to reconsider the issue after the capstone and bridge had been restored/repared and include in the restoration the ability to attach a rail to the outside of the bridge..

SECOND:

Commissioner Cullen seconded the Motion.

DISCUSSION:

None.

VOTE:

Motion passed, 7-0.

VI. OTHER BUSINESS

ITEM 4. Review Letter from HPC Chair to Owners of Green Willow Motel Regarding Historic District Boundary Concerns.

Chairwoman Nichols and Mr. Folke presented this item.

Discussion ensued.

Ms. Anthony suggested referencing the Owners' recent email in the letter. It was decided that Chairwoman Nichols would make changes and get the letter to Staff for printing on letterhead and mailing.

ITEM 5. Discussion of Preservation Week/Month Activities and Honor Awards.

Staff and Commission discussed. It was decided to hold the reception on Thursday, May 21, 2009, 6:30-8:30 pm. Ms. Anthony would contact Ruxton Bldrs LLC and inquire if they would be willing to host the reception at the Iron Spring Cottage – 444 Winter Street. The Commission agreed upon 2008 awardees and it was decided to make the Mineral Springs Foundation the 2008 Preservation Pioneer. Due to time constraints, it was decided to forego a donation to the Library this year and to leave the City Hall display as is.

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

Ms. Anthony reported that she met with the State Historic representative in Denver and still had some paperwork to complete. Mr. Folke explained the grant funding for the Canon and Park Avenues bridges.

ITEM 7. Other.

Commissioner Armstrong asked for an update on doing a masonry seminar. Ms. Anthony explained that we could target it in the fall. Presently there had been problems finding a mason willing and also able to do the seminar. In addition, it was very expensive. Commissioner Cullen suggesting asking Steve Lowe.

Mr. Folke updated the Commission on the walls subcommittee and explained he was exploring FEMA pre-disaster funds. Vice Chair Wingate stressed that Neil Plass should be asked to join the subcommittee.

VII. ADJOURNMENT

As there was no further business before the Commission, Chairwoman Nichols adjourned the meeting at 8:30 pm.

Minutes submitted by Kari Kilroy