



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
July 12, 2018**



I. CALL TO ORDER and APPROVAL OF THE AGENDA

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Thursday, July 12, 2018, in Council Chambers at 606 Manitou Avenue. Chairwoman Nichols declared a quorum present and called the meeting to order at 6:00 pm. The following Commissioners attended:

PRESENT: Chair ANN NICHOLS
Vice Chair LISETTE CASEY
Commissioner ROBERT JACKSON
Commissioner SAMANTHA BELDING
Commissioner JOY PORTER

ABSENT: Commissioner TAMMILA WRIGHT (excused)
Commissioner NEALE MINCH (excused)

STAFF: Michael Davenport, Interim Planning Director
Michelle Anthony, Senior Planner
Dylan Becker, Planner I

GUESTS: None

II. APPROVAL OF MINUTES

ITEM 1. June 6, 2018

MOTION:

Commissioner Belding moved to approve the June 6, 2018 Regular Meeting Minutes of the Historic Preservation Commission, as presented.

SECOND:

Commissioner Jackson seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion Passed, 4-0. Commissioner Casey abstained as she was not present for the June 6, 2018 Regular Meeting of the Historic Preservation Commission.

III. NOTICE OF COUNCIL ACTION

There was no Notice of Council Action to discuss.

At this time, Chairwoman Nichols 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

ITEM 2. MCAC 1804 – Material Change of Appearance Certification (New Construction) – 2 Keithley Place – Jerry Peterson, Architectural Concepts, on behalf of Elizabeth Crawford, Owner

Michelle Anthony, Senior Planner, stated the Applicant had requested postponement of this request until the Regular Meeting of the Historic Preservation Commission scheduled for September 5, 2018 in order to obtain a geologic hazards and soils study of the property to help alleviate some of the concerns raised by several of the neighbors.

MOTION:

Commissioner Jackson moved to postpone MCAC 1804 until the September 5, 2018 Regular Meeting of the Historic Preservation Commission.

SECOND:

Commissioner Belding seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion Passed, 5-0.

V. NEW BUSINESS

ITEM 3. MCAC 1805 – Material Change of Appearance Certification (New Construction) – 37 Minnehaha Avenue – Robert and Linda Morlan, Applicants

Michelle Anthony, Senior Planner, presented the Staff Report dated July 5, 2018.

Commissioner Belding stated in the meeting last month the Commission had discussed new zoning standards for new development and inquired if this was already applicable or if this was something which was to come in the future. Ms. Anthony responded this was a future endeavor and did not currently apply.

Hearing no further questions for Staff, Chairwoman Nichols invited the Applicants to the podium.

Robert Morlan, 37 Minnehaha Avenue, introduced himself.

Linda Morlan, 37 Minnehaha Avenue, handed out a revised site plan, elevations drawings, and floor plan depicting the materials types of the construction materials for the new construction.

Ms. Morlan stated all of the unanswered questions raised in the Staff Report were answered in the revised documents she had distributed to the Commissioners.

Mr. Morlan commented some of the renderings were reused from then they had constructed an addition to their house in order to give the Commissioners an idea of how the property would be laid out. Ms. Morlan stated when she had started taking photos, it was difficult to see the structures due to the lush vegetation. Ms. Morlan stated a little roof over the entry way had been added to the revised drawings. Mr. Morlan commented this had been left off of the original drawing due to an oversight with the draftsman. Ms. Anthony commented she had once lived in a residence without a rooftop over the entryway and had found them to be of great value.

Ms. Morlan stated they had also added a small mudroom as well.

Ms. Morlan stated the proposed deck would not be visible from the street and they intended to add a bit of covering over the front porch. Mr. Morlan commented he had noticed there seemed to be numerous instances where porches had become enclosed and glassed or screened in at some point in the past within the historic district they lived in.

Ms. Morlan stated there had been two (2) fires in the residence in the past two (2) years and stated she had photographs of the house dating to the 1950s. Ms. Morlan stated the house looked very bleak in comparison to its appearance currently.

Ms. Morlan stated when she and her husband had purchased the property in 1993, the existing porch had a fiberglass awning, which had since fallen apart and been removed. Ms. Morlan stated it was her intent to have the porch area covered again in the future.

Ms. Morlan stated, in regard to the images of her property in the Staff Report, it was possible to see the neighbor at 33 Minnehaha Avenue's property who had an enclosed porch area, which was a fairly good model for how they would like to enclose their own porch on the proposed construction.

Ms. Morlan stated there would be one (1) parallel parking space for the proposed cottage and intended to use stone which had been used elsewhere on the property for the retaining wall for the new parking area.

Ms. Morlan stated the steps going up the side of the cottage would utilize the natural boulder edging and the colored concrete steps, as required in the Historic District Guidelines.

Ms. Morlan stated the lighting on the proposed cottage would be consistent with the addition to the main house. Mr. Morlan commented the current light on the front of the main house was a mason jar fixture. Ms. Morlan stated she would like to match that one with the other carriage lights on the property.

Ms. Anthony inquired what material the windows would be made of. Mr. Morlan responded they would be vinyl windows to match the addition and the doors were steel clad, but would have all the same elements as wooden doors. Ms. Morlan stated one of the screen doors was metal and the other was wood.

Ms. Morlan stated the railings would also be consistent with the main house and would be comprised of wood. Ms. Morlan stated the handrail on the side deck would also match the other railings.

Ms. Morlan stated the mortar would be colored to match the red coloring of the concrete in the Historic Districts. Mr. Morlan inquired if there was a specific number for the approved mix. Ms. Anthony responded the masons typically created the mixes on site, and will custom blend the mortar to match the stones.

Ms. Morlan stated, regarding the floor plan, the layout they had decided to go with was the one with the kitchen located on the east side of the house and the bedroom located on the west side of the house.

Hearing no further questions for, or comment from, the Applicants, Chairwoman Nichols opened the Public Hearing for public comment.

Gerhard Scholten, 29 E. Bijou Street, Colorado Springs, stated he was in support of the request.

Hearing no further comments or questions from the public, Chairwoman Nichols closed the Public Hearing.

Mr. Morlan commented the house across the street from them was only four-hundred square feet (400 ft²). Ms. Morlan commented this was Roger Armstrong's rental property.

MOTION:

Commissioner Casey moved to approve MCAC 1805 for a Material Change of Appearance Certification for New Construction at 37 Minnehaha Avenue with the finding the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations and with the following conditions:

- 1) Concrete walkways and steps visible from the street shall be colored per the City's approved mix
- 2) Mortar used in new stonework shall be specified to blend with the stone and the traditional reddish tones utilized in the historic district.

SECOND:

Commissioner Porter seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion Passed, 5-0.

VI. OTHER BUSINESS

There was no Other Business to discuss.

VII. ADJOURNMENT

There being no further business before the Historic Preservation Commission, Chairwoman Nichols adjourned the meeting at 6:34 p.m.