



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA
Wednesday, February 4, 2009, 7:00 pm**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. December 3, 2008

III. NOTICE OF COUNCIL ACTION

IV. UNFINISHED BUSINESS

2. MCAC 0810 – Material Change of Appearance Certification (Demolition & New Structure – Public Hearing) – 928 Osage Avenue, Unit #20 – David R. Noebel on behalf of Summit Ministries, Applicant. **(APPLICATION WITHDRAWN)**

V. NEW BUSINESS

3. MCAC 0812 – Material Change of Appearance Certification (New Construction) – 24 Minnehaha Avenue – Herald Walton, Applicant.
4. MCAC 0813 – Material Change of Appearance Certification (New Construction) – 2 Keithley Place – Tom Conley, Applicant.

VI. OTHER BUSINESS

5. Update on Historic Design Guidelines Revision Project.
6. Update on Historic Bridges and Walls Renovation Project.
7. Other

VII. ADJOURNMENT

Commissioners:

Teresa Blair (Term exp 3/1/2011)
Charles Case (Term exp 3/1/2010)
Karen Cullen (Term exp. 3/1/2011)
Mary Marquis, Vice Chair (Term exp 3/1/2009)
Ann Nichols, Chair (Term exp 3/1/2010)
Bruno Pothier (Term exp. 3/1/2011)
Molly Wingate (Term exp 3/1/2009)
Roger Armstrong, Alternate (Term exp 3/1/2011)
Barbara Diamond, Alternate (Term exp. 3/1/2012)
Need 1 Alternate Commissioner

City Council Liaison: Ed Klingman

Shannon Solomon, Alternate

Staff: Dan Folke, Planning Director

Michelle Anthony, Planner
Kari Kilroy, Assistant

Interested citizens are invited to volunteer to serve on any of the City's Boards or Commissions. Please contact the City Clerk for additional information at 685-5596.

Posted: Thursday, January 29, 2009 @ 10:00 a.m.



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, December 3, 2008, 7:00 P.M.**

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Wednesday, December 3, 2008 in Council Chambers @ 606 Manitou Avenue. Chairwoman Nichols called the meeting to order, seated the Alternate Commissioners, and declared a quorum present. The following were in attendance:

PRESENT: Commissioner KEVIN ABNEY
Commissioner ROGER ARMSTRONG
Commissioner TERESA BLAIR
Chairwoman ANN NICHOLS
Commissioner BRUNO POTHIER
Commissioner MOLLY WINGATE

ABSENT: Commissioner CHARLES CASE (excused)
Vice Chair SUSIE MARQUIS (excused)
Commissioner KAREN CULLEN (excused)

GUESTS: None

STAFF: Dan Folke, Planning Director
Michelle Anthony, Planner

II. APPROVAL OF MINUTES

ITEM 1. Minutes from November 5, 2008 Regular Meeting.

MOTION:

Commissioner Wingate moved to accept the November 5th Minutes as submitted.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 5-0 (Commissioner Blair abstained).

III. NOTICE OF COUNCIL ACTION

None.

IV. UNFINISHED BUSINESS

ITEM 2. MCAC 0808 – Material Change of Appearance Certification (Addition) – 306 Pilot Knob Avenue – Rick Vokt, Applicant. (continued from September)

DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:

Michelle Anthony presented the Staff Report recommending approval with two conditions.

Commissioner Wingate wondered about the importance of distinguishing the original building from the new construction. Ms. Anthony replied that it was not vital since it was not a contributing structure; however, the setback and the garage would give visual clues that it was an addition. Ms. Anthony also mentioned that she had attended a workshop that specified that the benchmark was for an educated eye or for someone with information to be able to distinguish, not necessarily just the “average” person. Commissioner Blair echoed Ms. Anthony’s remarks.

Rick Vokt, 306 Pilot Knob Avenue, introduced himself as the Applicant, and, per Chairwoman Nichols question, said he agreed with Staff’s recommendations and that he would also be open to further suggestions.

Commissioner Pothier wondered how high the ceiling in the master bedroom would be and thought it looked like 10’ in the drawing. Mr. Vokt was unsure but thought 8’.

Commissioner Pothier was concerned about the massiveness. He remarked that the two master bedroom windows on the east elevation seemed large. Mr. Vokt agreed that they seemed out of scale and said that they should match the existing French doors. He said that maybe it was how they were drawn. Ms. Anthony explained that the existing roof plate was at 7’ and the existing doors were only 6’, not standard. The proposed doors would measure 7’, more standard. She went on to say that the actual measurement from the upper floor to the roof was 108’ 8” to 116’ 8” so the ceiling height would be 8’, not 10’.

Commissioner Pothier was still doubtful. Ms. Anthony said she had scaled it out and the doors measured correctly.

Commissioner Blair pointed out that the doors were not the same, they were bigger.

Commissioner Pothier still felt it was pretty massive.

Mr. Vokt thought that the 5’-6’ setback would offset the mass.

Chairwoman Nichols commented that she had walked by the property and thought that it was so high and the street so narrow that one did not have much of a view of the roof anyway.

Commissioners Pothier and Blair both thought that it was too bad that the roof plan was missing. Commissioner Pothier thought that there was a chance to change the peak or a different way to do it.

Mr. Vokt said that he had been thinking about the addition for many years and had always wondered how the roof would work. He felt that the way the architect laid it out would work.

Chairwoman Nichols opened the meeting to public comment. Seeing and hearing no one wishing to speak, she closed the meeting to the public.

Commissioner Pothier said that he was still somewhat skeptical and felt that they should be able to do something better with the roof.

Ms. Anthony said that she had had the same reaction but since it was not a contributing structure she was able to get past it.

Commissioner Pothier commented that it was still big. Ms. Anthony agreed.

Commissioner Wingate said she too was concerned about how big it was and said they were doubling maybe tripling the size. Mr. Vokt said no, that it was only at 1200 square feet.

Commissioner Wingate said that it was big but she felt that the setback would help and also the fact that it was not a contributing structure.

Chairwoman Nichols suggested that the topography would contribute to mitigating the mass.

Ms. Anthony, in response to a comment made by Commissioner Pothier, said that the height calculated from average grade was 28' 8".

Chairwoman Nichols summarized that the key issue was if the Commission was so concerned about the mass and height that they wanted to send it back for more work or did they agree with Staff's recommendation that it was not a contributing structure and that the Applicant had already made significant improvements.

MOTION:

Commissioner Wingate moved to approve MCAC 0808 for an addition at 306 Pilot Knob Avenue with the following conditions:

- 1) Prior to issuance of any Building Permits for construction on the site, Staff shall review and approve specifications for the following:
 - All new windows, which shall be as shown on the plans and match in appearance, materials and details the existing windows on the house and reused in the proposed addition.

- Color and pattern of all manufactured stone to be utilized. The stone chosen shall coordinate/blend with the existing stonework on the site. Mortar shall match the historic stonework in color and profile/detail.
 - Roofing color, which shall be a dark earth tone.
- 2) Application and approval of a Grading Permit, with provision of a Geohazards Study/Report, shall be required prior to issuance of a Building Permit for the addition. A separate Building Permit shall be required for construction of retaining walls.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 5-1 (Commissioner Pothier cast the dissenting vote).

V. NEW BUSINESS

None.

VI. OTHER BUSINESS

ITEM 4. Update on Historic Design Guidelines Revision Project.

Ms. Anthony explained that Staff had gotten their comments to the consultant before Thanksgiving. Staff would email a schedule to the Commission as soon as they heard back from the consultant. Ms. Anthony was anticipating the Commission would have the Guidelines on their January agenda.

Mr. Folke suggested that he prepare a simple introduction (slide presentation) in order to provide some context and direction for Council before their joint worksession. Mr. Folke was anticipating that the consultant would attend the joint worksession and that it would be in February. He was also pushing for public hearings in March.

ITEM 5. Update on Historic Bridges and Walls Assessment Project.

Mr. Folke explained that Staff had submitted a grant to the PPACG in July but it was not yet final. There were 16 different categories for eligible projects – one was historic preservation – and Staff had put in to rehabilitate the Canon and Park Avenue bridges. However, it was slowly coming out that PPACG staff only wanted to use the traffic enhancement dollars for bike and ped

projects. They were meeting again the following week and Mr. Folke was planning to make a presentation.

ITEM 6. Other

None.

VII. ADJOURNMENT

As there was no further business before the Commission, Chairwoman Nichols adjourned the meeting.

Minutes submitted by Kari Kilroy

