



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, March 2, 2011; 7:00 P.M.

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Wednesday, March 2, 2011 in Council Chambers @ 606 Manitou Avenue. Chairwoman Wingate called the meeting to order at 7:10 pm. The following were in attendance:

PRESENT: Commissioner CHARLES CASE
Commissioner KAREN CULLEN
Alternate Commissioner BARBARA DIAMOND
Alternate Commissioner VICKY BUNSEN DOUCETTE
Vice Chair RANDY HODGES
Commissioner ANNE HYDE
Commissioner ANN NICHOLS
Chairwoman MOLLY WINGATE
Commissioner TAMMILA WRIGHT

ABSENT: None.

GUESTS: None.

STAFF: Michelle Anthony, City Planner

ITEM 1. Nomination and Election of Chair

Commissioner Case explained that it had been tradition for officers to serve two terms since the first year was getting your feet wet and hitting your stride. Based on that, he wanted to nominate Molly Wingate to serve as HPC Chair again. The motion was seconded. Commissioner Wingate said that she was willing to serve. There were no opposing or dissenting views so the motion carried and Commissioner Wingate was elected as Chair.

ITEM 2. Nomination and Election of Vice Chair

The same was decided for the position of Vice Chair with Randy Hodges elected to serve a second year.

Discussion ensued regarding terms and the expiration dates. Karen Cullen announced that she would not be seeking a new term.

II. APPROVAL OF MINUTES

ITEM 3. Minutes from February 2, 2011 Regular Meeting.

The minutes had not been included in the packet so the Commission continued this item until the April 6, 2011 meeting.

III. NOTICE OF COUNCIL ACTION

None.

IV. UNFINISHED BUSINESS

None.

V. NEW BUSINESS

None.

VI. OTHER BUSINESS

ITEM 4. Review and Discussion of Preservation Month Activities and Selection of HPC Honor Awards

Discussion ensued regarding the date of the Honor Awards ceremony. Ms. Anthony explained that it had traditionally been scheduled on a Thursday night. The consensus was to schedule the event for May 19, 2011.

Per Ms. Anthony's suggestion, it was decided to ask Council to pass a Resolution declaring May as National Preservation Month during Council's last meeting in April.

Chairwoman Wingate explained that it had been tradition to add materials to the Library's collection and to host a preservation workshop. Discussed ensued. Commissioner Hyde suggested donating software and Vice Chair Hodges wondered if the newest version of the Design Guidelines was already at the Library. More discussion ensued.

Chairwoman Wingate directed the Commission's attention to Ms. Anthony's February 25, 2011 memo regarding the list of potential Honor Awardees. Ms. Anthony updated the Commissioners as to which 2010 MCAC projects were complete and added 31 Waltham, 701 Manitou Avenue (Library) and 711 Manitou Avenue (Avenue Hotel B&B) to the list. Discussion ensued. Consensus was to remove the incomplete projects as well as 1202 Manitou Avenue and honor all others. 1134 Manitou Avenue (Metro parking lot) would remain on the list as provisional to see if the concrete barriers would be removed soon.

Discussion ensued regarding a venue for the event. The Library was suggested but it was decided to ask Tip Ragan and Dennis McEnnerney first.

Commissioner Case suggested Neil Plass as a recipient of the 2010 Preservation Pioneer Award. Discussion ensued regarding Mr. Plass and his home, the Davis Castle. Ms. Anthony explained that things [regarding historic preservation] had changed and evolved because of Mr. Plass. Ms. Anthony also mentioned that Councilman Rick Barry had suggested that the Community Congregational Church receive a Special Recognition Award for the work done re-pointing the masonry on the church building.

Per a suggestion made by Commissioner Diamond, discussion ensued regarding publicizing the awards.

ITEM 5. Preparation for Joint HPC/City Council Worksession

Chairwoman Wingate introduced the item and referred to Staff's February 25, 2011 memo. She also explained that the meeting would be in April, not March.

Discussion ensued regarding the recent appeal to City Council of a Commission decision to deny a request for vinyl siding as well as background of why HPC was planning to meet with Council and what should be discussed and how.

In response to suggestions made by Ms. Anthony, discussion ensued regarding property owner and contractor education regarding the Historic District and permitting in Manitou Springs.

Chairwoman Wingate directed the Commission's attention to the rest of Staff's memo including the issues of CLG status, history of the opt-out clause, and the Design Guidelines. Discussion ensued.

Chairwoman Wingate summarized that she would talk to the City Attorney about the role of Council when reviewing HPC decisions, Commissioner Wright would lead the charge regarding owner education, Commissioner Doucette would discuss CLG, Ms. Anthony opt-out, and Commissioner Hyde the Guidelines.

ITEM 6. Review and Discussion of the New Guidelines

ITEM 7. Review and Discussion of Updates to Historic Preservation Regulations

Chairwoman Wingate introduced the item referring to Staff's Memos dated February 25, 2011 and December 1, 2010 (*updated December 7, 2010*) and Ms. Anthony discussed it further by addressing what Staff felt was missing. Discussion ensued.

Discussion ensued regarding guidelines addressing metal roofs.

Ms. Anthony suggested that if an item was not a "Guideline" then it would not be in the Checklist and that if the Commission wanted to stop a problem before it started, it might be wise to include those items in the Checklist.

Discussion ensued regarding the vagueness of the term “complement”.

Discussion ensued regarding restoration of historic windows and giving specific contractor referrals.

Per Chairwoman Wingate’s question, Ms. Anthony explained her intent regarding reviewing and discussing updates to the Historic Preservation Regulations (“housekeeping issues”) and said that she ran out of time to prepare information so they would address it at a later time.

Discussion ensued regarding “economic hardship” versus “reasonable return on investment”.

The Commission thanked and said good-bye to Commissioner Karen Cullen who was not seeking to be reappointed; she left before the meeting was adjourned.

Chairman Wingate wanted to make sure that their discussion items became action items stressing that she wanted the Commission to be able to help applicants.

Ms. Anthony encouraged the Commissioners to attend a CLG training opportunity that was free. Chairwoman Wingate thanked Commissioners Hyde and Wright for going to a recent training.

VII. ADJOURNMENT

As there was no further business before the Commission, Chairwoman Wingate adjourned the meeting at 9:39 pm.

Minutes submitted by Kari Kilroy