



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, June 1, 2011; 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, June 1, 2011 in Council Chambers @ 606 Manitou Avenue. Chairwoman Wingate called the meeting to order at 7:02 p.m. The following were in attendance:

**PRESENT:** Commissioner CHARLES CASE  
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:** Dan Folke, Planning Director  
Michelle Anthony, City Planner  
Kari Kilroy, Planning Assistant

**II. APPROVAL OF MINUTES**

**ITEM 1. Minutes from May 4, 2011 Regular Meeting.**

It was moved and seconded to accept the minutes as presented. There was no discussion. Motion passed, 6-0 (Commissioner Doucette abstained).

**III. NOTICE OF COUNCIL ACTION**

None.

**IV. UNFINISHED BUSINESS**

None.

**V. NEW BUSINESS**

*Chairwoman Wingate reviewed the meeting procedures and asked the Commissioners if they had any ex parte contacts or conflicts of interest to declare; there were none.*

**ITEM 2. MCAC 1106 – Material Change of Appearance Certification (After-the-Fact Replacement of Shingle Siding) – 302 El Paso Boulevard (Red Crags) – Bryan Kingsbury (Construction Factor) on behalf of Kevin Maddox, Applicant.**

**DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:**

Michelle Anthony (City Planner) presented Staff Report MCAC1106 dated 05/25/11. Staff recommended approval with two conditions and the finding that: “Approval of the request is consistent with the purpose of the Historic Preservation requirements to promote and encourage private rehabilitation and ownership of historic structures, and that the replacement materials will maintain the historic integrity and features of the structure.”

Chairwoman Wingate confirmed with Ms. Anthony that the owner had no interest in obtaining tax credits. Ms. Anthony further explained that the owner’s desire for fire retardant materials and materials that held paint better outweighed any financial incentives.

Commissioner Case confirmed with Ms. Anthony that the trim materials to be replaced would be replaced with wood.

Per Commissioner Doucette’s question, Ms. Anthony explained that the carriage house was done and that the request pertained only to the main house.

Commissioner Doucette then asked if the siding being replaced was the original wood siding. Ms. Anthony did not know but said that based on what could be seen and on photos that it could be. From the audience, Bryan Kingsbury (Applicant) stated that the shingles on the main house were definitely original but that the ones on the carriage house were not original.

Commissioner Doucette asked Ms. Anthony to clarify having the “paint last longer.” Ms. Anthony commented that, based on her personal observations, paint lasted longer on concrete/cement fiber board than on wood.

Bryan Kingsbury (Applicant), 53 Lincoln Avenue, apologized for the after-the-fact situation and admitted that he could have gone further in finding out what was appropriate. He also explained that Kevin Maddox (Owner) could not be at the meeting because he was in Texas for personal reasons. Mr. Kingsbury then referred to a mock-up of Hardy shingles versus wood shingles and to Mr. Maddox’s statement contained in the packet, emphasizing that Mr. Maddox was heavily concerned about the house being made entirely of flammable materials. Mr. Kingsbury also said that the ability to maintain the building was extremely complicated, partly because it needed scaffolding across the entire south side and it would be impossible to do that for routine maintenance of cedar shingles which tended to fall off, warp, and need repainting.

Ms. Anthony said that it was her opinion that in some situations and with as big a building as this was and the difficulty in maintaining it that the non-wood replacement materials would not hurt it and that was why she supported the request.

Per Commissioner Case's question, Mr. Kingsbury said that the Hardy replacement shingles were not tapered and then discussed the reveal and trim coverage.

Commissioner Case then asked if they were going to apply Tyvek. Mr. Kingsbury said yes and further discussed that they were very concerned about the state of the building because there was a significant amount of rot.

Staff handed out the Applicant's photographs (showing the rot) while Mr. Kingsbury discussed changing out some windows because of rot. He said that Mr. Maddox did not want anything "new and fancy" and that he wanted pulleys, etc.

Chairwoman Wingate asked if they were planning to replace any windows. Mr. Kingsbury explained that he knew that windows were not the main topic of the meeting but he wanted it understood that there were several windows that needed replacing.

Ms. Anthony suggested that the Commission not get off-topic and stated that window replacement would either be a Staff-approved issue or a new application.

There was no public comment.

Commissioner Doucette commented that one would not be able to tell the difference from the street and that the difference in the taper seemed to be only a degree or two. She also felt that it was good to encourage good stewardship and maintenance.

Commissioner Hyde asked for clarification regarding condition #2 and suggested adding the words "or replaced".

Commissioner Case suggested approving "identical" rather than "like" styles and commented that the only loss would be wood grain.

Chairwoman Wingate was thankful to the owner for his continued stewardship and wanted to honor his desire for a less flammable house.

**MOTION:**

Commissioner Case moved to approve MCAC 1106 to replace the existing wood shingle siding at the Red Crags Bed & Breakfast (302 El Paso Boulevard) with the finding that approval of the request was consistent with the purpose of the Historic Preservation requirements to promote and encourage private rehabilitation and ownership of historic structures, and that the replacement materials would maintain the historic integrity and features of the structure and with the additional finding that the request met the Historic Design Guidelines except regarding materials, but substitution materials were warranted in this case. Commissioner Case further moved to approve the request with the following conditions:

1. The replacement shingle siding will match the cedar wood siding in appearance as presented to the Commission.
2. Windows, trim, and other architectural details will be repaired/replaced with identical styles and like materials as approved by Staff.

**SECOND:** Commissioner Hyde seconded the motion.

**DISCUSSION:** None.

**VOTE:** Motion passed, 7-0.

Mr. Kingsbury commented that the information was not exactly very accessible and that contractors had to go out of their way to know how Manitou Springs worked with PPRBD, which was all pertinent to making a contract with a customer. He said it had definitely been a learning experience.

Mr. Folke mentioned that Staff would be changing the use tax form by adding “Is the property in the Historic District?” and also requesting information about any planned exterior changes.

Mr. Kingsbury said that if a building had anything to do with the Historic District then a licensed contractor should be involved and all licensed contractors could be informed.

## **VI. OTHER BUSINESS**

### **ITEM 3. Discussion of September Workshop**

Ms. Anthony explained that she did not have anything to present because she had been swamped, especially with parking stuff, and asked the Commission to think about their priorities for what to present at the planned September workshop.

Discussion ensued per Chairwoman Wingate’s recollection of Commissioner Doucette mentioning lot tech/low cost insulation alternatives during a previous meeting.

### **ITEM 4. Follow-Up on Board Retreat Items**

- a. Design Guidelines Updates**
- b. Demolition Review – Update required information and better define how information is analyzed by City**
- c. Public Education – Information to Contractors and Property Owners**

Ms. Anthony explained that she had no information yet for these items but that she wanted to keep them on the agendas as standing items so that they would not be forgotten.

## **VII. ADJOURNMENT**

As there was no further business before the Commission, Chairwoman Wingate adjourned the meeting at 7:52 p.m.