



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

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, November 2, 2011 in Council Chambers @ 606 Manitou Avenue. Chairwoman Wingate called the meeting to order at 7:00 p.m. The following were in attendance:

**PRESENT:** Commissioner VICKY BUNSEN DOUCETTE  
Commissioner ANNE HYDE  
Commissioner ANN NICHOLS  
Chairwoman MOLLY WINGATE  
Alternative Commissioner BARBARA DIAMOND  
Alternative Commissioner HILLARY MANNION

**ABSENT:** Commissioner CHARLES CASE (excused)  
Vice Chair RANDY HODGES (excused)  
Commissioner TAMMILA WRIGHT (excused)

**STAFF:** Michelle Anthony, City Planner  
Dan Folke, City Planning Director  
Julie Meier, Planning Assistant

**II. APPROVAL OF MINUTES**

**ITEM 1. August 3, 2011 Regular Meeting.**

**MOTION:**

Commissioner Nichols moved to approve the minutes as presented.

**SECOND:**

Commissioner Hyde seconded the motion.

**DISCUSSION:**

There was no discussion.

**VOTE:**

Motion passed, 4-0.

### III. NOTICE OF COUNCIL ACTION

AP 1101 – Appeal of Historic Preservation Commission Approval of MCAC 1108 (5 Keithley Place) – Douglass Edmundson, Nancy Galles, Bruce & Linda Blauvelt, Ed & Jan Kobach, and Betty Armstrong, Appellants. City Planning Director Dan Folke said that the Commission’s approval of the MCAC had been upheld by the City Council and a building permit had been issued.

### IV. UNFINISHED BUSINESS

There was no unfinished business to consider.

### V. NEW BUSINESS

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

**ITEM 2. MCAC 1110 – Material Change of Appearance Certification (2<sup>nd</sup> Story Addition and Exterior Remodel) – 935 Manitou Avenue – Jack Paulson, Architect, on behalf of PLJ Inc., Applicant.**

#### **DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:**

Michelle Anthony (City Planner) stated this was an addition of a 2<sup>nd</sup> story to the building, which is noncontributing (built in 1967) so new construction guidelines would be followed. Ms Anthony presented the Staff Report and Recommendations MCAC1110 dated 10/26/11.

The Commission had no questions for Ms. Anthony so Chairwoman Wingate invited the Architect to the podium.

Mr. Jack Paulson, Architect, on behalf of PLJ, Inc. introduced himself. Mr. Paulson stated he was excited about the change in the look the proposed work would bring to the building. He felt it met the guidelines. Mr. Paulson showed stone samples and stated there would be Millguard windows in the building, trimmed in fiberglass. He addressed the lighting, indicating there would be recessed lighting under the soffits and long narrow sconces next to the entry doors. Wood trim to be Pea Pod green. The railing was discussed; the height to be 1’6” on top of the parapet wall. Wood was specified for the siding.

Chairwoman Wingate questioned the signage. Ms. Anthony explained any signage would need to meet sign guidelines. Mr. Paulson noted signs would be in good taste and one would possibly be located on the side of the building.

Chairwoman Wingate stated she thought wood was great but she was surprised it was being used due to maintenance. Mr. Paulson said that quality metal siding is hard to get, so the wood made more sense.

Commissioner Bunsen Doucette asked to see samples of stucco. Mr. Paulson stated they would use a lighter tone along with the Pea Pod green trim. Ms. Anthony asked for Mr. Paulson to provide the specs on the stone samples.

The Commission had no further questions for Mr. Paulson so Chairwoman Wingate invited the Owner/Applicant to the podium.

Paul Jakubczyk, 935 Manitou Avenue, introduced himself as the owner of PJ's Bistro. He stated this would be an "American Inspired" restaurant - American cuisine with a Manitou twist. Chairwoman Wingate stated she would like to salute Mr. Jakubczyk for proposing a new restaurant.

Commissioner Bunsen Doucette asked for the proposed schedule. Mr. Jakubczyk explained he doesn't have the project financed; his hope was to have construction finished and be operating by summer 2012.

There was no public comment. Chairwoman Wingate closed the public hearing.

Commissioner Doucette commented that she liked the façade and felt the building would go well with the other two story buildings in the area. She supported staff approval of the proposed stone colors.

Chairwoman Wingate stated she liked the way the project worked out.

Commissioner Hyde questioned the use of wood or Hardi-plank siding.

**MOTION:**

Commissioner Hyde moved to approve MCAC 1110 of a Material Change of Appearance Certification (Second Story Addition and Exterior Remodel) at 935 Manitou Avenue with Staff Recommendations:

- 1) Detailed specifications on stone and mortar profile and color shall be submitted for Planning Staff review and approval.
- 2) Siding, whether wood or alternative material, shall have a smooth surface.
- 3) Specifications on the exterior lighting shall be submitted for Planning Staff review and approval.

**SECOND:**

Chairwoman Wingate seconded the motion.

**DISCUSSION:**

There was no further discussion regarding the request or the motion.

**VOTE:**

Motion passed, 6 – 0.

**ITEM 2. MCAC 1111 – Material Change of Appearance Certification (Enclosed Stoop/Landing) – 415 Washington Avenue – Delena Hubschmitt, Applicant.**

**DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:**

Michelle Anthony (City Planner) presented Staff Report and Recommendations MCAC1111 dated 10/28/11.

Chairwoman Wingate stated Guideline 4.16 – Foundation Ornamentation and Details, was a challenge for Commission to determine where new work started and old work stopped. Ms. Anthony stated they would be rebuilding sections of the stonework, and adding small areas to infill around new windows. However, this it would not make sense to require a differentiation of these areas and they should be seamless with the historic stone foundation.

There were no further questions so Chairwoman Wingate invited the Applicant’s representative, Robert Swickert, to the podium.

Robert Swickert, PO Box 332, Colorado Springs, introduced himself as the homeowner’s general contractor. Mr. Swickert stated the windows would be one third/two third windows and the stone would be matched. He noted the Applicant was requesting the door be solid for security purposes. He indicated a solid door with panels that that looked like window panes in the top could be used.

Commissioner Bunsen Doucette asked for confirmation that the stone would look the same. Mr. Swickert stated it would.

Commissioner Bunsen Doucette asked what an “awning window” meant. Mr. Swickert stated it was a window that was hinged at the top, allowing the bottom to open out.

Chairwoman Wingate questioned the statement about using a solid door that looked like it had window panes. Mr. Swickert stated there are solid doors with wood panels that are the same shape as window panes.

Ms. Anthony questioned if there was a door with glass that could be secure (i.e. safety glass that would be hard to break). Mr. Swickert stated that possibly could be used. Ms. Anthony suggested he check into the cost difference between the two doors.

Commissioner Hyde stated she understands the security issue.

There was no public comment. Chairwoman Wingate closed the public hearing.

**MOTION:**

Commissioner Nichols moved to approve MCAC 1111 for the enclosure of the upper floor landing and exterior alterations with the finding that the request was consistent with the purpose of the Historic Preservation regulations to foster historic rehabilitation of existing structures and with the following conditions:

- 1) The window next to the ground floor access door shall be a double-hung unit in a size similar to the new windows utilized in the upper floor addition.

- 2) Repair and reuse of one or both of the existing, vintage doors on the upper and lower levels is encouraged. If a new door is necessary in the ground floor access area, this shall have horizontal panels and a ½ upper lite or upper panel to appear similar to the existing door at that location.
- 3) The Planning Staff will meet with the selected masonry contractor to review details of repair, reconstruction, and new construction of the character-defining stonework on this building. Detailed photos documenting the existing stone and mortar construction shall be taken and used as reference for acceptability of new and repaired work.

**SECOND:**

Commissioner Diamond seconded the motion.

**DISCUSSION:**

There was no further discussion regarding the request or the motion.

**VOTE:**

Motion passed, 6 – 0.

**VI. OTHER BUSINESS**

**ITEM 3. Discussion Regarding Public Education**

- a. Energy Efficiency Workshop
- b. Information to Property Owners
- c. Information to Contractors

Ms. Anthony discussed the possibility of have Historic Denver come to Manitou Springs for an all day series of workshops – four workshops (5 – 6 hours) at a cost of \$250 + lunch for presenters. (Possible total cost of \$500.) Workshops would be on: Masonry, Windows, Wood Siding & Trim, and Energy Efficiency. The Commission endorsed contacting Historic Denver and setting this up.

**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

Discussion ensued regarding scheduling retreat for the end of January, noting that Commissioner Case should be back by then. Staff noted that update of the Design Guidelines was 2009. Commissioner's remarked that the checklist was helpful to applicant as well as contractors.

Demolition review was discussed. Mr. Folke stated all communities struggle with demolitions and noted Staff had talked about hiring a consultant to help better define the City and Applicant's processes. Staff to bring a draft RFP for review and discussion at the retreat.

Chairwoman Wingate questioned what was going on with Cliff House West. Mr. Folke stated the City had accepted the updated traffic study. In fact, the counts were less than 3 years ago. Mr. Folke noted the project was vested for four more years; the Planning Department hadn't seen building plans yet.

Chairwoman Wingate questioned what was going on with the Canon and Park Avenue bridges project. Staff reported the engineers were working on the plans and specs and it was hoped that they would be close to complete by the end of December since City would like construction done by Memorial Day.

Chairwoman Wingate questioned the status of the Historical SubDistrict Street Signs. Ms. Anthony stated the draft is still on her desk. Mr. Folke stated the budget is handled a little different now since Mr. Benson took over. Chairwoman Wingate suggested maybe this project could be done in increments. Mr. Folke will speak with Mr. Pothier about putting up the signs.

## **VII. ADJOURNMENT**

As there was no further business before the Commission, Chairwoman Wingate adjourned the meeting at 8:13 p.m.

*Minutes submitted by Julie Meier*