



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, March 7, 2012, 7:00 P.M.

I. CALL TO ORDER AND ELECTION OF OFFICERS

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, March 7, 2012 in Council Chambers @ 606 Manitou Avenue. Chairperson Wingate called the meeting to order at 7:02 p.m. The following were in attendance:

PRESENT: Commissioner VICKY BUNSEN DOUCETTE
Commissioner ANNE HYDE
Commissioner ANN NICHOLS
Chairperson MOLLY WINGATE
Commissioner HILLARY MANNION

ABSENT: Commissioner CHARLES CASE (excused)
Commissioner TAMMILA WRIGHT (excused)
Alternative Commissioner BARBARA DIAMOND (excused)

STAFF: Michelle Anthony, City Planner
Julie Meier, Planning Assistant

GUESTS: City Council Liaison RANDY HODGES

ITEM 1. Nomination and Election of Chair

Chairperson Wingate indicated she would like another Commissioner to take on the roll of chair as she had served for several years and it would be good for another person to be able to have the experience.

Commissioner Doucette recommended Commissioner Hyde. Commissioner Hyde indicated she would be willing to serve as Vice Chair, but would not want to be chair at this point in time.

ITEM 2. Nomination and Election of Vice Chair

MOTION:

Chairperson Wingate nominated Commissioner Hyde as Vice Chair.

SECOND:

Commissioner Doucette seconded the motion.

DISCUSSION:

There were no further nominations.

VOTE:

Motion passed, 5-0.

Further discussion regarding the election of the chair ensued. Commissioner Nichols suggested possibly Commissioner Wright, as the most senior Commissioner who has not previously held the position, would be willing to serve. Chairperson Wingate suggested postponement of the election of chair until the April meeting to allow Commissioner Wright to be present. The Commission consensus was to take up consideration of the chair at the next meeting.

II. APPROVAL OF MINUTES

ITEM 3. November 2, 2011 Regular Meeting.

MOTION:

Commissioner Nichols moved to approve the minutes as submitted.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion.

VOTE:

Motion passed, 5-0.

III. NOTICE OF COUNCIL ACTION

Chairperson Wingate noted she had been reappointed to another three year Commission term the previous evening and had updated City Council regarding Preservation Month and the upcoming HPC workshop.

IV. UNFINISHED BUSINESS

There was no unfinished business.

Chairperson 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 for everyone present.

V. NEW BUSINESS

ITEM 4. MCAC 1201 – Material Change of Appearance Certification (New Construction) – 0 Manitou Terrace – Todd Liming, Planning Matters, LLC, on behalf of Roger Treweeke, Applicant.

DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:

City Planner Michelle Anthony read the Staff Report dated February 29, 2012.

Commissioner Bunsen Doucette asked Ms. Anthony to explain what right-of-way was being referred to. Ms. Anthony stated that what appeared to be a driveway was actually a platted City street (right-of-way).

Chairperson Wingate asked who had jurisdiction regarding height and setbacks. Ms. Anthony stated the HPC did not usually get into specific height and setback numbers, unless there were allowances being requested of the Commission. However, the Guidelines did address both height and setback in relation to neighborhood compatibility.

Commissioner Doucette asked if the fire department would review the application. Ms. Anthony affirmed it would.

Todd Liming, Planning Matters, LLC, 438 N. Prospect, Colorado Springs introduced himself and Project Architect John Wheeler. Mr. Liming indicated Mr. Wheeler would present the proposal and asked that he be allowed to readdress the Commission at the end of the discussion.

John L. Wheeler, Architect, 1813 Grant Avenue, Colorado Springs came to the podium and stated the owner was willing to use a 7' garage door and they had reduced the upper wall plate height to reduce the building height to the allowed 25'. Mr. Wheeler continued the 0' front setback was the best fit for the building as it was at the edge of a 30% slope; however they were willing to move the building north, but were not sure how far would be feasible as they wanted to avoid cutting into bedrock. Mr. Wheeler further reviewed the design and reasons for some of the material and color choices. The intent was to be compatible with the owner's existing house. Stucco on the upper floor, river rock on the lower level, fishscale shingles in the upper gables, and metal clad wood or composite windows with exterior muntins were specified. Mr. Wheeler stated the round window in the upper gable would either be clear, or might feature some art glass.

Commissioner Hyde asked how tall the existing garage was. Mr. Wheeler indicated it was approximately 17' to the peak of the roof.

Commissioner Mannion asked how tall the adjacent houses were. Mr. Wheeler stated they would be 25'+.

Commissioner Doucette stated the concern was the effect on the properties below and asked Mr. Wheeler to address the location and relationship of the height. Mr. Wheeler reviewed the distance from the front of the new structure to the backs of the downhill properties and the vertical distance between the properties as well.

Commissioner Nichols asked what the neighbors might actually see from their back yards. Mr. Wheeler stated due to the angle of the slope, they would likely see mainly the new roof.

A discussion ensued regarding the use of river rock material. Roger Treweeke, 115 Manitou Terrace and property owner, stated he chose the river rock because he had used this on his chimney and was familiar with it; he knew how to work with the material rather than a cut stone profile, which he felt would be more difficult to work with.

Ms. Anthony suggested the concern was more with the color (usually a range of grays) than the profile (smoother stones in a variety of sizes) of this material. She suggested if the manufacturer could provide a mix of red, orange and brown stones this would look more like the rubble stone found in the area.

Mr. Liming readdressed the Board to determine if all questions had been addressed. He noted the height issue had been resolved and they were working on the setback issue. Mr. Liming also asked the Commission to note they also had to work with the City's interests in regard to Open Space (providing a

trail connection) and slope preservation (staying out of the 30% and greater slopes). He asked the Commission to frame any recommendation to the Planning Commission regarding the front setback in a positive way.

Commissioner Mannion asked if the trail access would be affected if the building were moved back. Ms. Anthony confirmed moving the building to the north would not affect the trail.

Chairperson Wingate opened the meeting for public comment.

Clint Lewis, 201 Spencer Avenue, stated he supported the project and would be happy for the building to be located as requested against the right-of-way. Mr. Lewis noted the building would definitely affect his eastern view and that there were other lots in the area that would also be developed in the future. He indicated he planned to build on his property west of the subject lot, but didn't want to see the trail or steps put in as this was where the water line for their development was planned to go.

Hearing no further comments, Chairperson Wingate closed the public hearing.

Commissioner Doucette stated she supported the request and the concerns in the Staff Report were being addressed.

Chairperson Wingate stated she was happy the height had been reduced and was confident the Planning Commission and Fire Department would come up with a setback that would work. She felt moving the building off the property line was more compatible with the area.

Commissioner Nichols stated she was glad the height issue had been resolved and the setback was not an issue for the HPC. She continued that she was sensitive to the topography and felt the Planning Commission would take that into account.

MOTION:

Commissioner Nichols moved to approve Material Change of Appearance Certification 1202 for New Residential Construction at 0 Manitou (0 Davon Avenue) with the following condition:

- 1) The stone material shall be reviewed and approved by the Planning Staff prior to its purchase or installation.

Further, Commissioner Nichols recommended the finding that, as presented and discussed, the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations.

SECOND:

Commissioner Doucette seconded the motion.

DISCUSSION:

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

VOTE:

Motion passed, 5-0.

VI. OTHER BUSINESS

ITEM 5. Preservation Month Activities – May 2012

a. Preservation for Living Workshop

Ms. Anthony reviewed the draft flyer with the Commission and indicated she would be contacting Colorado Springs Utilities to see if they have any programs that could be featured. She suggested the Commission might want to create a new exhibit for the Front Lobby Display case. She also suggested that examples of greenstone, old windows, and other compatible materials could be displayed during the workshop. Ms. Anthony stated she will put out the press release closer to the time of the event. There was a discussion regarding a banner. Chairperson Wingate and Commissioner Hyde stated they would be responsible for snacks.

b. Preservation Honor Awards – Awardees and Reception

Ms. Anthony stated she would email members a list of nominees, noting that there were not many completed projects.

c. Donation to Library “Preservation Reference Shelf”

Ms. Anthony asked for ideas for donations. She stated the donation is usually a book or two. Chairperson Wingate suggested a DVD. Ms. Anthony suggested a subscription to PRESERVATION magazine and possibly past issues on a CD as a donation. Discussion to continue at the April meeting.

ITEM 6. Follow-up to Board Retreat

a. Guidelines Updates/Revisions

Ms. Anthony stated she had not had a chance to work on the revisions.

Commissioner Mannion stated she read the Design Guidelines booklet as a lay person and highlighted areas she did not understand. She loaned her highlighted copy to Ms. Anthony to make copies. There was a discussion regarding posting “Appendix B” on the city website along with links to articles and other information.

b. Email to Contractors

No discussion.

c. Commission Bylaws Updates

No discussion.

d. Demolition RFP (May Distribution Anticipated)

Ms. Anthony stated she was still planning on a May distribution of this RFP.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Wingate adjourned the meeting at 8:34 p.m.