



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, April 4, 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, April 4, 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
Commissioner CHARLES CASE
Commissioner TAMMILA WRIGHT

ABSENT: None

STAFF: Michelle Anthony, City Planner

GUESTS: City Council Liaison RANDY HODGES

ITEM 1. Nomination and Election of Chair

MOTION:

Chairperson Wingate nominated Commissioner Wright to be Chairperson.

SECOND:

Commissioner Case seconded the motion.

DISCUSSION:

There were no further nominations.

VOTE:

Motion passed, 6-0. (Commissioner Wright abstained.)

Commissioner Wright asked that Commissioner Wingate continue running this meeting and stated she would begin chairing at the next meeting.

II. APPROVAL OF MINUTES

ITEM 2. March 7, 2012

MOTION:

Chairperson Wingate moved to approve the minutes as submitted.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5–0. (Commissioner’s Wright and Case abstained as they were not present at the March meeting.)

III. NOTICE OF COUNCIL ACTION

There was no notice of Council Action.

Ms. Anthony stated she would be coordinating a joint training session with the Planning Commission and the City Attorney on Conflicts of Interest per the HPC’s recommendation. She indicated she would be sending out potential dates to coordinate schedules.

IV. UNFINISHED BUSINESS

There was no unfinished business.

V. NEW BUSINESS

Chairperson Wingate explained the meeting procedures to the audience and asked if any Commissioners had Ex Parte communications or Conflicts of Interest to declare on any of the agenda items. Hearing none, the meeting continued.

ITEM 3. MCAC 1204 – Material Change of Appearance (New Construction) – 621, 623, 627 Manitou Avenue – Ryan Lloyd, Architect for Bert and Ruby Reissig, Applicants.

Ms. Anthony stated the request had been previously reviewed and approved in April 2011. However, the applicant had not begun the project, therefore the approval would expire that month. Ms. Anthony noted the property was being marketed for sale with the approval as part of the package and the applicant wanted to keep the approval valid. The proposal had not changed and there had been no revision to the design guidelines, therefore staff recommended approval.

Commissioner Case asked if approvals generally followed the owner. Ms. Anthony stated the approval applied to the property itself, not the owner.

Chairperson Wingate asked the Applicant to come to the podium and comment.

Ryan Lloyd, Echo Architecture, of 202 Echo Lane in Colorado Springs, spoke on behalf of the property owners. He distributed colored elevations to the Commission showing that the project remained as previously approved.

Chairperson Wingate opened the meeting for public comment. Hearing none, she closed the public hearing.

MOTION:

Commissioner Case moved to approve MCAC 1204 as previously proposed and presented based on the record from April 2011 for rehabilitation of the commercial structure at 621 Manitou Avenue and construction of a new “Carriage House” structure to replace the existing garage at 627 Manitou Avenue with the following conditions:

621 Manitou Avenue

- 1) Photographic or physical evidence of the historic window and door details shall be researched and new windows and doors shall be based on whatever information is found. If this information is unavailable, the use of more typical plate-glass windows and a door consistent with the existing door should be considered. Window and door decisions can be Staff-approved.

627 Manitou Avenue

- 1) The manufactured stone veneer should match the stonework on the historic house at 623 Manitou Avenue.
- 2) The colored concrete specification shall be Staff-approved prior to installation.
- 3) Staff shall review proposed lighting for compatible design and to confirm conformance with the City’s lighting standards.
- 4) A roof height of up to 27’ is approved.
- 5) Given the nature of the lot, a side setback of 6’ is approved.

Commissioner Case further made the following findings, that the proposal:

- Improves the economic vitality of the historic areas of the community through encouraging and fostering historic rehabilitation of structures; and
- Promotes compatible architectural design of infill structures; and
- Promotes and encourages private rehabilitation and ownership of historic structures.

SECOND:

Commissioner Doucette seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 7-0.

ITEM 4. MCAC 1203 – Material Change of Appearance (Retaining Wall) – 398 Pilot Knob Avenue – Steve Moll, Applicant.

The Commission had no questions for Staff. Chairperson Wingate asked the Applicant to come to the podium and comment.

Steve Moll reviewed the history of improvements made to the property since purchasing it. He stated he had spoken to several contractors about how to approach the wall and looked at various materials. Mr. Moll stated he had selected the timbers as they were within budget and were of a color that he felt was compatible with the stone and soil in Ruxton Canyon. He stated he also planned to add shrubs and landscaping along the area. Mr. Moll noted there was an existing 6’ high retaining wall section near the driveway and he had asked his Engineer to look at ways to tie the timber wall into the stone wall.

Commissioner Case asked about the future of an existing concrete wall section. Mr. Moll stated the intention was the wall would remain for now; it needed repairs in the future, but was currently in good enough shape to not have to replace.

Ms. Anthony asked the Applicant to clarify the location of the 78' wall along the property frontage. Mr. Moll went over where the wall would begin and end and how far back off the asphalt it would be located.

Chairperson Wingate opened the meeting for public comment. Hearing none, she closed the public hearing.

Commissioner Case stated he believed it would be unconscionable to require the Applicant to construct a \$60,000 retaining wall in order to secure the foundation of the home. He stated the preservation of the home outweighed the need to match color and materials.

MOTION:

Commissioner Case moved to approve MCAC 1203 for a new, timber retaining wall along the property frontage adjacent to Pilot Knob as requested and with the finding that the proposal provides needed protection for existing historic resources and promotes and encourages private rehabilitation and ownership of historic structures.

SECONDED:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 7-0.

VI. OTHER BUSINESS

ITEM 5. Preservation Month Activities – May 2012

Ms. Anthony reviewed the draft schedule of events for Historic Preservation Month:

May 1	City Council Meeting for Preservation Month Proclamation
May 2	Regular HPC Meeting
May 12	Homeowners Workshop
May 17	Honor Awards Reception
May 21 or 22	Donation to Library Preservation Reference Shelf

Ms. Anthony encouraged Commission members to be in attendance at the May 1st City Council meeting for the Proclamation.

Chairman Wingate began discussion of the 2011 Honor Awards and reminded the Commission incomplete projects should not receive awards. The Commission discussed the status of several historic projects and chose the following award candidates:

- ❖ Kevin Maddox for exterior siding and custom wood windows at the Red Craggs, 302 El Paso Blvd.
- ❖ Charles and Patricia Barnhardt for the addition to and rehabilitation of the log cabin at 10 Short Road
- ❖ Tim and Kris Monroe for new porches and exterior rehabilitation at 42 Park Avenue
- ❖ Lucille Mills for removal and replacement of vinyl siding 33 Lincoln Avenue
- ❖ Julius and Robin Kovats for roof-mounted solar panels at 34 Washington Avenue
- ❖ Jonathan and Mary-Clare Veteto for the addition to the bungalow at 217 Duncan Avenue

Staff agreed to check each of the above projects to make sure they were complete and in compliance with the approval; she also asked Commissioners to do this in the next day or two and let her know if they saw anything of concern.

The Commission decided to pursue Red Craggs as a venue for the award ceremony. Commissioner Case suggested the Heritage Center as an alternative site for the reception if Red Craggs was not available.

The Commission determined not to select a Preservation Pioneer or any special recognition awardees.

Commissioner Wright stated that the Historic Preservation website has been updated with a lot of information and suggested the website could be projected during the event to showcase all the resources available.

Staff provided a couple of suggestions for publications to be donated to the library and was directed to go ahead and order these.

ITEM 6. Follow-up to Board Retreat

A. Guidelines Updates/Revisions

Chairperson Wingate asked the status of the information provided to Ms. Anthony for revisions to guidelines. Ms. Anthony stated that due to turnover in the Planning Department, staff was behind on this project.

B. Email to Contractors

Staff reported that this had not been done. Chairperson Wingate stated the email needed to be sent out letting contractors know they could not simply remove windows without contacting staff.

C. Commission Bylaws Updates

No update.

D. Demolition RFP (May Distribution Anticipated)

No update.

Ms. Anthony also updated the Commission on walls and bridge restoration. She stated that the Public Works Director was in the process of getting Regional Transportation grant funds and there was a possibility he might get monies to help with the bridge repairs and improvements. Staff further noted the plans for the Canon and Park bridges, which were already funded through CDOT and the State Historical Fund, had been approved and were at the SHF and CDOT for clearances. She stated it would be after Labor Day when the project started.

Chairperson Wingate asked about subdistricts signs. Ms. Anthony stated that the City did not receive any additional funds for signage this year. Chairman Wingate stated that it would be good to have an idea how much was needed.

Astrid, owner of the Barker House, gave a brief update on the property and her background in Historic Preservation. She stated that she was concerned about rumors of demolition of the Wheeler House. The Commission clarified that there were buildings on the property slated for removal, but the historic building was being retained and incorporated into the new development.

Astrid also commented on wood retaining walls and self-guided walking tours.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Wingate adjourned the meeting at 8:00 p.m.

Minutes submitted by Michelle Anthony