



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, July 18, 2012, 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, July 18, 2012 in Council Chambers @ 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:02 p.m. The following were in attendance:

**PRESENT:** Commissioner ANNE HYDE  
Commissioner ANN NICHOLS  
Commissioner MOLLY WINGATE  
Commissioner HILLARY MANNION  
Commissioner CHARLES CASE  
Chairperson TAMMILA WRIGHT

**ABSENT:** Commissioner VICKY BUNSEN DOUCETTE (excused)

**STAFF:** Michelle Anthony, City Planner

**GUESTS:** City Council Liaison RANDY HODGES

**II. APPROVAL OF MINUTES**

**ITEM 1.** April 4, 2012

Staff noted that the April Minutes were not available and asked they be postponed to the next meeting.

**III. NOTICE OF COUNCIL ACTION**

Ms. Anthony stated that there had been an inquiry about listing the Library on the National Register. She stated that the Library building was eligible; however it had not been listed. Ms. Anthony stated the Commission might want to initiate a listing nomination in the future.

**IV. UNFINISHED BUSINESS**

There was no unfinished business.

**V. NEW BUSINESS**

**ITEM 2.** MCAC 1205 – Material Change of Appearance Certification (New Construction) – 514 El Paso Blvd. – Don Goede for KatsPaw, Applicant.

Commissioner Wingate expressed concerns regarding the amount of glass and reflection of the building. She stated that awnings were shown on the first elevations submitted however, they were not depicted on the second set and suggested that the awnings would help with light reflection on the Glass.

Commissioner Case asked if staff had spoken with the applicant regarding vinyl windows. Staff stated she had not and she did not believe the use of vinyl was a major concern since these were not replacing historic windows.

Chairperson Wright opened the floor to the applicant.

Don Goede, 103 Cliff Road, introduced the Lead Designer on the Development Team, Lindsey Willan.

Ms. Willan, of Palmer Lake, stated the elevations showing the relationship to the Alabama House were done strictly for comparison and did not include all the building details. Ms. Willan presented renderings to give the Commission a better idea of the finished product. She stated once she and the architect finalized the renderings, the architecture would present a softer look of the building. Ms. Willan explained the project was being proposed as an example of permaculture; they proposed tearing out parking lots and putting in pavers, allowing for the water to soak in. She also noted the arbor and gate entering the property would be constructed of sculpted metal.

Mr. Goede stated he believed the red rock is an important element in Manitou. He stated the stucco would mimic the red stone in color and texture. Mr. Goede stated he had observed that there was more stone in the neighboring buildings and the intent of the design was to feature the red rock and the stone.

Ms. Willan stated the perimeter wall would enclose a waterfall and stream on the site and would bring the development together with the surrounding parks to create a more “Zen” atmosphere.

Mr. Goede explained the intent was to also have indoor gardens and one of the reasons for the glass is to take advantage of the southern exposure for those gardens. Ms. Willan stated the windows would have blinds and some would have awnings so that they could retract, which would help with any glare from the glass.

The Commission inquired what materials would be used for the awnings. Ms. Willan stated Sunbrella canvas would be used on some, but some would also incorporate metal mesh on the upper levels. She stated that the first level glass would be retractable.

The Commission asked if the full-light garage doors would be on the second floor. Ms. Willan explained the garage doors would only be on the ground floor, not on the second floor.

Commissioner Case asked about the color of roof materials. Ms. Willan stated she has not yet obtained a color sample of the roof material.

The Commission asked about the using columns to break up the mass of the “ribbon” of stucco created by the deck enclosure. Ms. Willan stated that she would provide a sample board showing that the proposed stucco would have a lot of texture.

Ms. Anthony suggested the Applicant provide a sample of some of the alternatives and that a larger demonstration of the stucco technique than on a regular sample board might be necessary.

Ms. Willan stated they had consulted with a light designer and discussed some soft lighting possibilities.

Chairperson Wright opened the floor for public comment. Hearing none she closed the public hearing.

Commissioner Wingate stated she would not feel comfortable making a decision based on the information available and the discussion. She suggested postponing the request until more specific information could be provided on the design, materials and the lighting. She stated she was curious about some of the materials being proposed for the exterior. Commissioner Wingate also asked that renderings and/or photo simulations be provided.

Commissioner Case stated he was not bothered by the horizontal emphasis of the deck railing. He stated that as long as the strip or ribbon was not a sheet of solid material, it would be acceptable.

**MOTION:**

Commissioner Wingate moved to postpone the request until the August meeting or until more specific information is provided.

**SECOND:**

Commissioner Hyde 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.** Request for City Application for a Pass Through State Historical Fund Grant for Wheeler Bank building - 713-717 Manitou Avenue – Charise Boomsma for Priscilla and Michael Barsotti, Applicant.

Ms. Anthony informed the Commission that private property owners are not eligible for State Historical Fund grants; therefore a public agency or nonprofit must request the funds. She noted the City usually asked private owners to present information to the HPC. The Commission could then make a motion that would be forwarded to City Council. Ms. Anthony further noted this request was for a Historic Structure Assessment grant to evaluate the building and prioritize its repair and restoration needs. She indicated the property owner would be responsible for the required grant match.

Chairperson Wright invited the applicant to the podium for comment.

Charise Boomsma, The Preservation Studio, 1932 N El Paso Street, Colorado Springs, stated she works closely with the applicants on the grant administration and would minimize the impacts on Planning staff. Ms. Boomsma introduced Tim Stroh of Source Architechnology Systems and stated he would also be working on the structure assessment.

Mr. Stroh, 118 N. Tejon, Colorado Springs, stated the State Historic Fund had very strict requirements for work performed under an HSA grant and these would be followed.

Priscilla and Michael Barsotti, 717-719 Manitou Avenue, introduced themselves as the owners of the Wheeler Bank Building.

Commissioner Case asked about timeline for completion of the assessment. Ms. Boomsma stated two years is provided for by the grant but it generally takes about 6 to 12 months, much of which is driven by the paperwork process with the State Historical Fund. She stated her team generally takes about 6 months. She also stated she had a draft copy of the application ready for review once staff is ready.

**MOTION:**

Commissioner Wingate moved to recommend that the City apply for the Historic Structure Assessment Grant through the State Historical Fund to provide for the evaluation of needed repair and restoration work on the Wheeler Bank Building at 717-719 Manitou Avenue.

**SECOND:**

Commissioner Case seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**VII. ADJOURNMENT**

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 8:10 p.m.

*Minutes submitted by Michelle Anthony*