



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, September 5, 2012, 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, September 5, 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  
Chairperson TAMMILA WRIGHT

**ABSENT:** Commissioner CHARLES CASE (excused)

**STAFF:** Dan Folke, Planning Director  
Marquitrice Wright, Planning Technician

**GUESTS:** City Council Liaison RANDY HODGES

**II. APPROVAL OF MINUTES**

**ITEM 1.** April 4, 2012

**ITEM 2.** July 18, 2012

Staff noted the Minutes for April and July were not available and consideration of them should be postponed until the October meeting.

**III. NOTICE OF COUNCIL ACTION**

There was no business to report under City Council Action.

**IV. UNFINISHED BUSINESS**

**ITEM 3.** MCAC 1205 – Material Change of Appearance Certification (New Construction) – 514 El Paso Blvd. – Don Goede for KatsPaw, Applicant.

Dan Folke presented the staff report prepared by Michelle Anthony.

Commissioner Wingate asked if lighting and parking issues were addressed by the Planning Commission. Mr. Folke stated the applicants were required to submit both parking and lighting plans to be reviewed by the Planning Commission. However, the Historic Preservation Commission could review the fixtures and make comments to the Planning Commission.

Chairperson Wright opened the floor to the applicant to speak.

Don Goede, 103 Cliff Road, introduced the Lead Designer for the project, Lindsay Willan, 711 Sun Ridge Circle, Palmer Lake, stated that they were happy to comply with all conditions except #6. Ms. Willan provided renderings of the elevations to show intent of a natural look that the proposed railing was intended to create.

Commissioner Wingate asked for clarification on the railing and its purpose. She stated in the Historic District, she was accustomed to seeing a railing with a top rail. She stated defining the railing would make it more consistent with what's around it. Ms. Willan explained their intent was to have a stone wall behind the railing built into the perimeter wall to allow vegetation to grow on the wall.

Commissioner Wingate asked if the applicant would be willing to square off the tubular railing shown on the second floor and add something similar to it along the privacy wall. Ms. Willan stated the proposed railing would be custom built and she would like to present the design renderings to staff prior to manufacturing.

Addressing each of the conditions, Ms. Willan stated that:

- Roofing Material - the applicants preferred stone coated metal roofing.
- Building Height - the Tepee was 39.5' tall but would be reduced to 36'.
- Windows and Garage Doors – would be custom made to ensure compliance with design standards.
- Colors - the stucco would be three colors, two reddish colors on the main building and a green on the stair tower.

Commissioner Wingate asked if the applicant could provide a sample of the green prior to building permit. Ms. Willan stated they would provide the color sample.

Commissioner Nichols inquired about the railings and the green color depicted on the architectural renderings. Ms. Willan stated the intent was to provide an artistic feel to the railings and the ridged, straight conventional metal did not comply with their concept.

Commissioner Nichols asked the applicant if they were ok with providing a top railing on the second floor. The applicant replied yes.

Chairperson Wright opened the floor to public comment.

David Hunting, 914 Midland Avenue, stated he thought it was a great project and thanked the applicant for bringing it to the community.

Commissioner Wingate thanked the applicant for working with staff and stated she was happy with the design as presented.

**MOTION:**

Commissioner Wingate moved to approve of MCAC 1205 for the addition of upper floor levels and exterior remodeling at 514 El Paso Blvd. with the following conditions:

- 1) Change the tower roof material to either a stone coated metal or traditional composition shingle that has a textural appearance consistent with wooden roof shingles. A darker earth tone color, such as the gray green currently proposed, is acceptable.

- 2) The height of the Teepee structure is confirmed at 36’.
- 3) Garage doors with square lites shall be utilized.
- 4) Provide revised window specifications that coordinate with the selected garage doors in regard to color and lite dimensions as shown on the elevations dated August 15, 2012. Divided light windows shall have exterior grids (not between glass) in order to create the desired exterior pattern and appearance.
- 5) Coronado Stone in the Split Fieldstone profile is approved, with the provision that this be in the custom Manitou Greenstone color. Mortar shall be colored to blend with this stone (no concrete grey or contrasting color). If the Applicant does not want to use the custom Greenstone color, then a rubble stone profile in reddish brown tones shall be provided for Staff Approval prior to issuance of a Building Permit.
- 6) The railing design shall be allowed as depicted, with the addition of a top rail added to the balustrade on the second floor deck. Railing and gate specifications to be submitted at the time of Building Permit.
- 7) The Applicant confirmed three stucco colors are proposed and will provide all specifications to the Planning Staff.

Commissioner Wingate further found that the proposed redevelopment, under the conditions imposed, was consistent with the purpose of the Historic Preservation Regulations by improving the economic vitality of the historic areas of the community through encouraging and fostering rehabilitation and compatible architectural design.

**SECOND:**

Commissioner Hyde seconded.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**V. NEW BUSINESS**

**ITEM 4.** MCAC 1206 – Material Change of Appearance (Exterior Alteration & New Construction) – 935 Osage Avenue – Jack Paulson on behalf of Summit Ministries, Applicant.

Dan Folke presented the staff report on behalf of Michelle Anthony. With no questions from the Commission on the item, Chairperson Wright opened the floor to the applicant.

Eric Smith, 906 Osage Avenue, gave a brief history of Summit Ministries. He stated one of the goals of the new Director was to upgrade the life safety of the hotel. He stated the project included an update of mechanicals, the addition of sprinklers, an exit door and add a staircase. Mr. Smith also stated the interior work included making the hotel handicap accessible.

Jack Paulsen, 2440 Barnes Road, Colorado Springs, spoke as the architect on the project. Mr. Paulsen provided colored elevations. He explained that from the north, the full length of the tower was in view. He stated that the tower would be 54' in height taken from the lowest part of the property and any windows added to the tower would have to be fake due to fire code requirements for wall ratings. Mr. Paulsen explained that from the second floor of the tower, two exit shafts would stick out to make the building safer.

Commissioner Wingate asked for clarification on why windows could not be added on the stairs. Mr. Paulsen stated fire code required a two hour wall rating due to the adjacent residential building. He stated that window images on the tower could be provided as an alternative to break up the massing.

Commissioner Nichols inquired about the proposed door addition on the front of the building. Mr. Paulsen stated the materials for the proposed door would match the existing front door of the hotel and the wrought iron railing would match those existing on the hotel. He stated one of three windows on the front elevation would be replaced with a door.

Chairperson Wright opened the floor for public comment.

David Hunting, 914 Midland Avenue, stated he supported the request.

Byron Bell, 917 Prospect Place, spoke in favor of the request. He stated his daughter attended Summit Ministries camp and he appreciated what Summit was doing in the community.

Commissioner Hyde expressed concern about the mass of the tower.

Commissioner Mannion suggested white trim and windows to break up the massing.

Mr. Paulsen explained only the lower portion of the tower would be seen from the front of the property. Mr Paulsen suggested that installing stone on the bottom of the tower would help to ground the addition and visually change the vertical mass.

Mr. Folke specified that the proposed door would replace the first window on the left side of the front elevation, which Mr. Paulsen confirmed.

**MOTION:**

Commissioner Nichols moved to approve MCAC 1206, noting that the proposed project improves life/safety and access issues in the current building while maintaining the architectural and historic integrity of the contributing structure, and under the following conditions:

- 1) The proposed elevator/stair tower is approved as shown on the elevation drawing dated 8/10/2012, or as may be revised through discussion with the Applicant.
- 2) Stone shall be installed along the bottom of the proposed tower addition and the final placement and specifications shall be approved by Staff.
- 3) The proposed new exterior door on the front façade shall utilize the easternmost existing window opening on the front façade (farthest left on the elevation). The new door and surrounding trim materials and railing shall match the existing historic materials on the building.

**SECOND:**

Commissioner Wingate seconded the motion.

**DISCUSSION:**

There was no further discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**ITEM 5.** MCAC 1207- Material Change of Appearance (Demolition & New Construction – Initial Meeting) – 946 Midland Avenue – Joanne Pearing on behalf of Jenelle Pearing, Jeffrey and Judith Pearing, Applicant.

Mr. Folke summarized the purpose of the meeting was to review the application materials, ask for more information if necessary, focus on the demolition and schedule a site visit. He also stated the Commission would need to determine whether to contract for services to complete the Historic Inventory Form or if Staff could do this. The Inventory Form would assess the property to determine if the structure was a contributing resource or not. Mr. Folke stated information from other communities had been provided showing how to determine economic feasibility and economic return and any additional documentation from that list the Commission wanted should be requested from the applicant.

Commissioner Wingate asked if the development request was something that required approval by the Planning Commission. Mr. Folke stated the Planning Commission would review a replat. He stated the Planning Commission would review any variances; however it appeared that the development would comply with setbacks. Mr. Folke explained the Planning Commission would not review construction of the residences unless variances were requested. He stated the Historic Preservation Commission was the only design review. The applicant was aware of the Design Guideline expectations regarding variations in the three proposed building designs.

Commissioner Nichols stated it might be necessary to see the design of all three structures in order to determine whether they were compatible with the neighborhood.

Chairperson Wright opened the floor to the applicant.

Todd Liming, Planning Matters, 438 N Prospect Street, Colorado Springs, stated he represented the applicant. He provided updated architectural elevations of the proposed structures. Mr. Liming stated the applicants intend to submit elevations of all three structures. He also encouraged a site visit stating it would help to understand the structural issues. Mr. Liming stated he would be looking forward to the information provided for guidance by the Commission and the feedback on the economic assessment.

Joanne Pearing, 109 Pawnee, stated she bought property and subsequently found out ten feet was sold off one of the lots. She stated she had tried to obtain access to the lots from Prospect Place but was unsuccessful. Ms. Pearing explained the three residences are for each of her children who have home occupations, which was the reason for the second kitchen in each home. She added that the homes would not be identical and that they would not be used as duplexes. She stated the designer had chosen historic colors, trim and ballusters similar to other homes on Midland. Ms. Pearing stated the homes in the area have been in place so long that their setbacks jog back and forth along the street.

Commissioner Wingate asked if staff could complete the assessment form. Mr. Folke replied yes however, a professional with a background in Historic Preservation was needed to complete the assessment.

Commissioner Wingate asked if the applicant would be amenable to the carriage house design for garage doors, to which Ms. Pearring replied yes.

Chairperson Wright opened the floor for public comment.

Ron Beckmann, 950 Midland Avenue, stated he supported redevelopment. However, he believed three large homes would be overwhelming for the neighborhood and asked the Commission to consider the impacts the development would have on the neighborhood.

Byron Bell, 917 Prospect Place, spoke in support of the demolition. Mr. Bell expressed concern regarding the height of the proposed homes and the obstruction of the views due to the proposed height.

Dean Schlotfeldt, 936 Midland Avenue, expressed concern about the number of stories of the proposed residence. He stated there were no two story homes in the 900 block of Midland Avenue.

Kim Perkins, 937 Midland Avenue, expressed concerns about the impacts of construction and development on the neighborhood. She stated construction vehicles would make travel along the streets more difficult.

Dave Hunting, 914 Midland Avenue, stated the demolition of the structure would resolve the issue of weeds and debris on the site.

Brenda Hunting, 914 Midland Avenue, expressed concern about the noise and the proposed density of the lot. She stated the applicant was proposing to add a lot of people and a lot of cars to a small lot.

Michelle Beckmann, 915 Midland Avenue, expressed concern about the obstruction of the views and the density of the proposed development. She noted the applicant owns many rentals in the area and believed these properties would also be rentals. She also stated the proposed home was much larger than the existing homes in the neighborhood and the development would change the character of the neighborhood.

Commissioner Wingate asked if these issues would be addressed by the Staff assessment. Mr. Folke stated that homes in the area, their mass and scale and if the proposed request was consistent with other homes in the neighborhood are issues considered during design review.

Mr. Schlotfeldt inquired as to how the neighborhood would be notified of future meetings. Mr. Folke stated the Commission meets on the first Wednesday of every month and signs would be posted on the lot advertising any meeting. He stated special meetings would be posted as well. He also stated the public was free to call the Planning Department to inquire about future meetings.

Chairperson Wright closed the public hearing and suggested scheduling the site visit.

The Commission agreed to schedule the site visit for Saturday, September 8<sup>th</sup> at 9:00 am and to schedule a Special Meeting following the site visit at 10:30 am in order to provide direction regarding additional items needed to complete the application.

Commissioner Nichols stated she wanted more guidance on the historic inventory form. She also suggested the City provide the analysis from the Cottonwood Motel project, the Fairview Project by David Jenkins, and the Oklahoma Road Project to the applicant to give them guidance on the information needed for economic return. She also stated that the Commission may need to see the structure before making recommendation on whether an engineering consultant is needed.

The Commission agreed they were comfortable with Staff completing the inventory form.

## **VI. OTHER BUSINESS**

### **ITEM 6. 2013 Budget request**

Mr. Folke gave a brief review of the budget submitted with the packets. He stated the bottom line was that the 2013 budget would stay at the same level as 2012. The HPC line item was \$1000 last year and he recommended the Commission budget \$1000 for 2013 to use for the awards ceremony and other activities the funds could cover as was done this year.

Commissioner Wingate asked about budgeting for signs. Mr. Folke stated that he could try to budget for at least some of the signs.

Commissioner Hyde asked about the status of the inventory of historic properties in the city. Mr. Folke stated that the historic districts were created without an inventory being conducted. He stated an inventory did not need to be performed.

Commissioner Wingate inquired about a loan program as an incentive for homeowners in the District to make improvements on their homes. She also suggested recognizing the late Commissioner Bunsen for her work on the Historic Preservation Commission. The Commission discussed honoring Commissioner Bunsen at the Preservation Awards for her efforts and her push for a loan program.

## **VII. ADJOURNMENT**

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 9:30 p.m.

*Minutes submitted by Marquitrice Wright*