



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, October 3, 2012, 7:00 P.M.

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, October 3, 2012 in Council Chambers @ 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:01 p.m. The following were in attendance:

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

STAFF: Michelle Anthony, Planner
Marquitrice Wright, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. February 1, 2012

MOTION:

Commissioner Hyde moved to approve the February meeting minutes.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 5-0.

ITEM 2. April 4, 2012

MOTION:

Commissioner Wingate moved to approve the April meeting minutes.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 6-0.

ITEM 3. July 18, 2012

MOTION:

Commissioner Nichols moved to approve the July 18th minutes with a typo correction on page 2 and correction to Wheeler Bank Building on page 3.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 5–0.

ITEM 4. September 5, 2012

MOTION:

Commissioner Wingate moved to approve the September 5th minutes with two typo corrections on page 7.

SECOND:

Commissioner Mannion seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 5–0.

ITEM 5. September 8, 2012

MOTION:

Commissioner Nichols moved to approve the September 8th minutes with a typo correction on page 1.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 5–0.

III. NOTICE OF COUNCIL ACTION

Ms. Anthony updated the Commission on the City Council's approval of the major development request for 514 El Paso Boulevard at the October 2, 2012 meeting.

IV. UNFINISHED BUSINESS

ITEM 6. MCAC 1207– Material Change of Appearance (Demolition & New Construction – Public Hearing) – 946 Midland Avenue – Joanne Pearing on behalf of Jenelle, Jeffrey and Judith Pearing, Applicant.

MOTION:

Commissioner Nichols moved to postpone this item until the October 17, 2012 special meeting.

SECOND:

Commissioner Case seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 6–0.

V. NEW BUSINESS

ITEM 7. MCAC 1208 – Material Change of Appearance (After the Fact Window Replacement) – 208 Pilot Knob – Charles Oliver, Applicant

Chairman Wright reviewed the meeting procedures for the audience and asked the Commission if anyone had any ex parte communication or conflicts of interest to declare. Hearing none, Chairman Wright continued the meeting.

Ms. Anthony presented the staff report and explained her recommendation.

Commissioner Wingate expressed concern about making contractors aware of the requirement of a design review process for properties in the historic district.

Commissioner Case stated he recently observed work being conducted at the subject property and it appeared the retaining wall was being painted.

Ms. Anthony stated it had been over a week since she visited the property; however there were no provisions in the design guidelines for paint colors unless masonry was previously unpainted.

Chairperson Wright opened the floor to the applicant.

Charles Oliver, 1551 Claiborne Avenue, Colorado Springs, stated he had no knowledge of the design review requirement for replacing the windows based on the other window replacements in the neighborhood. Mr. Oliver explained the property had three rental units, one built in 1909 and two built in 1946. Mr. Oliver described the layouts of two of the units and confirmed what Commissioner Case saw was a urethane coating to the steps and the roof for waterproofing.

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

Commissioner Case stated that, architecturally, the change to the one multi-pane window was an improvement.

Commissioner Nichols agreed with staff that the change did not affect the historical integrity of the property.

MOTION:

Commissioner Case moved to approve the request with the finding that the request was consistent with the purpose of the Historic Preservation Regulations to foster historic rehabilitation of existing structures and noting that under the unique circumstances, the replacement windows did not affect the character of the property.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 6-0.

ITEM 8. MCAC 1209 – Material Change of Appearance (Exterior Remodel) – 935 Manitou Avenue – Paul Jakubczyk, Applicant

Chairman Wright reviewed the meeting procedures for the audience and asked the Commission if anyone had any ex parte communication or conflicts of interest to declare. Hearing none she continued the meeting.

Ms. Anthony presented the staff report.

Commissioner Hyde pointed out that the information regarding the materials discussed in the conditions was provided in the applicant's letter of intent. Ms Anthony stated that because she was not familiar with the material and had not researched it, she would need to review the specifications.

Chairperson Wright opened the floor to the Applicant.

Paul Jakubczyk, 935 Manitou Avenue, gave a brief history of the project. He stated he changed from the initial request of two stories because the plans were blocked due issues with the floodplain.

Jack Paulsen, project Architect, 4440 Barnes Road, spoke in support of the request. He briefly highlighted the changes and stated the proposed rooftop seating would add to the downtown area.

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

MOTION:

Commissioner Wingate moved to approve MCAC 1209 for a revised exterior remodel of the existing, noncontributing building per the information submitted and dated September 12, 2012 with the following conditions:

1. Detailed specifications on stone and mortar profile and color shall be submitted for review and approval.
2. Specifications on trim material(s) and dimension(s) shall be provided.
3. Specifications on the exterior lighting shall be submitted for review and approval.

Commissioner Wingate further found that the proposal was consistent with the purpose of the Historic Preservation Regulations by improving the economic vitality of the historic district through encouraging and fostering rehabilitation and compatible design.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 6-0.

VI. OTHER BUSINESS

ITEM 9. 2013 Budget and Projects

Ms. Anthony informed the Commission her intent was to request a Certified Local Government grant to work on acquiring new inventory information for properties within the Historic District. She stated this grant did not require a match, although some funds might be needed depending on the overall cost of the project. She advised the Commission that there was currently \$5000 in the HPC Revolving Fund, which had been the result of various past fundraising projects.

Commissioner Hyde asked for clarification on the difference between a historic survey and an inventory. Ms Anthony explained that the inventory is more in depth.

Discussion ensued about establishing a revolving loan fund for which seed money had been requested from the City Council. Ms. Anthony stated her hope was at least some of the Revolving Fund monies could be used for this and, perhaps, the Commission should consider fundraising.

Chairperson Wright suggested creating a Facebook page for the Historic Preservation Commission in order to help with public outreach and information. The Commission liked this idea. Staff noted that there was no City policy regarding this, but that everyone needed to be aware of potential issues with public media and a staff person should always be an administrator. Ms. Anthony suggested that she would confirm that there were no issues with this with the City Administrator.

Commissioner Mannion stated now that the Rainbow Vision Plan update had been approved, she would like to ensure that the guidelines in the Manitou Forward plan are considered when reviewing Historic Preservation requests. The Commission agreed this was something that should be reviewed at the Board Retreat in order to see if there were any code updates that should be made to reflect the plan and how best to incorporate the plan in reviews.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 8:58 p.m.

Minutes submitted by Marquitrice Wright