



**MANITOU SPRINGS  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, January 15, 2013, 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, January 15, 2014, in Council Chambers at 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:03p.m. The following were in attendance:

**PRESENT:** Commissioner ANN NICHOLS  
Vice Chair, ANNE HYDE  
Commissioner MOLLY WINGATE  
Commissioner CYLINDA WALKER  
Chair TAMMILA WRIGHT  
Commissioner NEALE MINCH

**ABSENT:** Commissioner HILLARY MANNION (excused)

**STAFF:** Michelle Anthony, Planner  
Sherri Crowley, Planning Technician

**II. APPROVAL OF MINUTES**

**ITEM 1.** November 6, 2013

**MOTION:**

Commissioner Wingate moved to approve the Minutes as presented.

**SECOND:**

Commissioner Hyde seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0

**III. NOTICE OF COUNCIL ACTION**

There was no Council Action to report.

**IV. UNFINISHED BUSINESS**

There was no Unfinished Business to discussion

Thomas H. Fallon stated he and his wife bought the building in 2011 and they also owned Piramide, so had been in the area for 30 years. Mr. Fallon stated their intent was to put in a clothing store at this location, but the windows were too short for an effective display.

Mr. Fallon asked for clarification regarding the contributing and non-contributing building classifications. Ms. Anthony stated a contributing property is architecturally intact and over 50 years old. A non-contributing property would be under 50 years old or have had alterations making it not architecturally intact.

Mr. Fallon stated he spoke with the previous owner, Janet Bullock, and believed the changes to the building dated back to the 1950's. Ms. Bullock did not have old photos and mentioned there was a fire back in the 1990's. Mr. Fallon noted the inside of the building is in great shape, their issue was just with the front display windows. He indicated the transom window recommended by Staff would not do them any good for display, even if that would be better architecturally. Mr. Fallon indicated the intent was to be able to display a full outfit and the transom would cut the top of the window area off. He noted people bought what they saw, so they just want more display room.

There was discussion among the Commission regarding the height to the top from the ground and the appearance of the current windows. Staff cautioned the Commission about allowing changes based solely on a desired function rather than the Guidelines and making sure any decision to allow larger windows be based on existing conditions. Ms. Anthony did not want to see a situation where other, conforming buildings might want to come forward to request removal of existing transom windows.

Commissioner Nichols asked the Applicant if the Commission approved the windows as recommended by Staff, would this be better than leaving the windows as they were. Mr. Fallon stated they would not do the project as the transom window would not be worth it.

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

Commissioner Nichols stated the larger windows would not be detrimental to the appearance of the building and would not make it any more noncontributing.

Commissioner Minch noted he did see another property downtown with larger display windows, so this would not be the only one in the downtown. He agreed the use of the transoms would look nicer architecturally, but felt they were not mandatory in this instance.

Commissioner Wingate stated that larger "eyes" in this building would be welcome and she was happy to move forward with the request.

**MOTION:**

Commissioner Hyde moved to approve MCAC 1402 for modification of the display windows at 735 Manitou Avenue as requested, noting the proposal was consistent with the purpose of the Historic Preservation Regulations by encouraging and fostering rehabilitation and compatible architectural design because the building is noncontributing to the historic district due considerable exterior alterations.

**SECOND:**

Commissioner Wingate seconded the motion.

allow the trees to survive. Also, their height and proximity to the building had been a significant concern. Dr. Bausch stated, as much as it broke their hearts to remove the trees, in the long run it would open up the view of the church and protect it. Dr. Bausch remarked they hoped to basically build on what the City had been doing in the downtown and make the Church part of the beautification. They were also hoping to begin having tours of the Church and open it to the community and visitors.

Commissioner Wright opened the floor to the public comment. Hearing none she closed the Public Hearing.

Commissioner Wingate stated the idea the corner would open up and be more welcoming was exciting and she saluted the work of the Wardens and the whole congregation. She noted it would be wonderful to have that little jewel shine again.

Commissioner Minch commented with regard to the trees, he thought they detracted from the building - they were too big and the idea of gardens was very nice.

Dr. Bausch stated they would replant some trees that would be more limited as far as their height and located away from the building foundation.

Commissioner Walker asked what type of garden was planned. Ms. Boomsma replied there would be perennials and a small open lawn space, which they hoped to use for outdoor services. Dr. Bausch added the intention was to have benches and an Alter built from the wood of the removed trees. They were hoping local gardeners would donate plants so they would be proven to grow in the area.

**MOTION:**

Commissioner Wingate moved to approve MCAC 1403 for the alteration of the steps and walkways and installation of an ADA access ramp on the Manitou Avenue side of the building at 808 Manitou Avenue as specified and discussed with great joy in the knowledge St. Andrews Church was going to get a facelift.

**SECOND:**

Commissioner Walker seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**ITEM 5.** MCAC 1404 – Material Change of Appearance Certification (New Construction of Shed) – 1141 Manitou Avenue – Safe Place for Pets, Applicant.

**MOTION:**

Commissioner Nichols moved that MCAC 1404 be postponed until the February 5, 2014 meeting.

**SECOND:**

Commissioner Minch seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.