



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, February 6, 2013, 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, March 6, 2013 in Council Chambers at 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:07 p.m. The following were in attendance:

**PRESENT:** Commissioner ANN NICHOLS  
Commissioner ANNE HYDE  
Commissioner MOLLY WINGATE  
Commissioner HILLARY MANNION  
Commissioner CYLINDA WALKER  
Chairperson TAMMILA WRIGHT

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

**STAFF:** Dan Folke, Planning Director  
Raymond Winn, Planning Technician

**II. APPROVAL OF MINUTES**

**ITEM 1.** February 6, 2013

**MOTION:**

Commissioner Wingate moved to approve the February minutes as presented.

**SECOND:**

Commissioner Hyde seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

Chairperson Wright explained the public hearing procedures to the audience and asked if any of the Commissioners had ex parte communications or conflicts of interest to declare. Hearing none, the meeting continued.

**III. NOTICE OF COUNCIL ACTION**

There was no Council action to report.

#### **IV. UNFINISHED BUSINESS**

**ITEM 2.** 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

Dan Folke presented the Staff Report dated 1/17/2013 and the Staff Memo dated 1/22/2013 and referred to the two Structural Integrity Reports, the Economic Feasibility Report, and the Economic Hardship Report. Mr. Folke reviewed the design of the replacement structure in detail, noting the proposed structure was lowered for height compliance. This design change required a subterranean basement with a walk out patio and a retaining wall.

Planning Technician Ray Winn presented a 3-D massing model that provided a visual rendering for the scale and mass of the replacement home and the two other proposed houses following the request on the Commission’s agenda. The 3-D model gave a representation of the entire block and how the mass of the new homes related to the existing homes as a whole streetscape.

Commissioner Nichols felt the staff report and supplemental reports were very thorough and thought the numbers used in the Economic Hardship Report could be underestimated. She stated the report demonstrated attempting to rehabilitate the existing structure resulted in a greater loss than demolition and new construction.

Commissioner Wingate appreciated the reports offering an outside view and range of information leading to a level of comfort regarding reliability. Commissioner Wingate commented the staff report was excellent regarding answering the question how much renovation was financially acceptable.

Chairperson Wright disagreed with some numbers regarding rent and sales in particular but acknowledged that that costs could dramatically increase with rehabilitation due to unknowns.

Commissioner Wingate indicated she had been concerned about the spacing between the buildings; however the side setbacks of 7.5’ looked very good in regard to separation of the houses. Commissioner Wingate commented this was the first demolition she felt comfortable with due to the thoroughness of the reports.

Joanne Pearing, 109 Pawnee Avenue, stated that she wanted to correct a statement in the architectural designer’s information indicating that the applicant felt the house needed to be rehabbed. Mrs. Pearing indicated agreement with the conditions in the staff report.

Chairperson Wright opened the meeting for public comment. Hearing none, the public hearing was closed.

Chairperson Wright clarified the motion would only apply to the demolition and new construction of the replacement structure at 946 Midland Avenue. Mr. Folke confirmed this.

#### **DEMOLITION**

##### **MOTION:**

Commissioner Wingate moved to recommend to City Council approval of the MCAC 1207 for the demolition of the existing house at 946 Midland Ave as requested with the following findings:

- a) The physical work necessary to rehabilitate the structure is possible and therefore not the basis for demolition approval.
- b) An undue economic hardship to the applicant would result from denial of the demolition request.
- c) No feasible alternatives to demolition or mitigation measures are available to the applicant.
- d) The applicant would not enjoy reasonable economic use or return from the property should the demolition be denied.
- e) Although the structure could be returned to a Contributing Status within the Local Historic Preservation District, the extent of economic hardship that would result from denial of the demolition would exceed the historic value of the Resource.
- f) The hardship has not been created by the conduct of the applicant.

**SECOND:**

Commissioner Nichols seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**NEW CONSTRUCTION**

**MOTION:**

Commissioner Wingate moved to approve MCAC 1207 for the new construction at 946 Midland Avenue with the following conditions:

- 1) The calculated height of the structure is approved as requested at 29'11".
- 2) The Applicant shall provide detailed specifications for the Planning Staff's review and approval prior to issuance of a Manitou Springs Building Permit Application on:
  - all materials, including roof color – stucco shall be sand texture; trim shall not be stuccoed.
  - alternative roof shape(s) for either the main gable, the gable over the entry, or both that further differentiates this structure from the home proposed for 948 Midland Avenue.
  - coloring of any concrete visible from Midland Avenue
  - top of retaining wall capstones
  - cut sheets for windows and doors showing divided light grids are applied to the exteriors of all applicable windows
  - specifications/designs for exterior lighting

**SECOND:**

Commissioner Nichols seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**V. NEW BUSINESS**

**ITEM 3.** MCAC 1210– Material Change of Appearance Certification (New Construction) – 944 Midland Avenue – Joanne Pearing on behalf of Jenelle, Jeffrey and Judith Pearing, Applicant

Mr. Folke presented the Staff Report dated January 15, 2013.

Commissioner Wingate clarified missing information on specifications and materials needed to be carried over into the conditions of approval. Commissioner Walker indicated the deficiencies were listed in Section 5.6 in the Staff Report.

Joanne Pearing, 109 Pawnee Avenue, stated she is in agreement with the conditions set forth.

Chairperson Wright opened the meeting for public comment. Hearing none, the public hearing was closed.

**MOTION:**

Commissioner Nichols moved to approve new construction MCAC 1210 with the finding that the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations and with the following conditions:

- 1) The calculated height of the structure is approved as requested at 29'11".
- 2) The Applicant shall provide detailed specifications for the Planning Staff's review and approval prior to issuance of a Manitou Springs Building Permit Application on:
  - all materials, including roof color
  - coloring of any concrete visible from Midland Avenue
  - top of retaining wall capstones
  - cut sheets for windows and doors showing divided light grids are applied to the exteriors of all windows
  - specifications/designs for exterior lighting

**SECOND:**

Commissioner Hyde seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**ITEM 4.** MCAC 1211– Material Change of Appearance Certification (New Construction) – 948 Midland Avenue – Joanne Pearing on behalf of Jenelle, Jeffrey and Judith Pearing, Applicant

Mr. Folke presented the Staff Report dated January 16, 2013.

Commissioner Walker inquired to the access to the roof deck and stated the construction documents do not show any stairs or a door to access the roof deck. Mrs. Pearring stated there should be a circular staircase on the right side of the front elevation by the entrance.

Mr. Folke indicated the City would need clarification regarding the staircase. Commissioner Wingate questioned how a spiral staircase compared to other homes in the area and asked if there were other examples that could be cited.

Ms. Pearring stated she agreed with the recommended conditions and noted the greenhouse windows could be replaced with a garage door if desired by a future owner. Ms. Pearring indicated the front door was going to have a square window instead of the oval window shown on the drawing.

Commissioner Walker stated that without a garage the image of a carport came to mind and asked if that might be added in the future. Mrs. Pearring indicated a carport was not their intention and her daughter had always parked outside.

Mr. Folke stated any future changes like adding a garage door or a carport would trigger an MCAC and would come back before the Commission for approval.

Chairperson Wright opened the meeting for public comment. Hearing none, the public hearing was closed.

**MOTION:**

Commissioner Nichols motioned to approve MCAC 1211 with the finding that the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations and with the following conditions:

- 1) The calculated height of the structure is approved as requested at 29'11".
- 2) The Applicant shall provide detailed specifications for the Planning Staff's review and approval prior to issuance of a Manitou Springs Building Permit Application on:
  - all materials, including roof color
  - coloring of any concrete visible from Midland Avenue
  - top of retaining wall capstones
  - cut sheets for windows and doors showing divided light grids are applied to the exteriors of all applicable windows specifications/designs for exterior lighting
- 3) The Applicant shall provide amended drawings showing the staircase access to the roof deck for Staff Approval.

**SECOND:**

Commissioner Wingate seconded the motion.

**DISCUSSION:**

No discussion.

**VOTE:**

Motion passed, 5-0.

**ITEM 5. MCAC 1301- Material Change of Appearance Certification (Remodel City Hall Restrooms) – 606 Manitou Avenue – City of Manitou Springs, Applicant**

Mr. Folke presented the Staff Memo dated February 1, 2013, and introduced Jack Benson, Manitou Springs City Administrator and Bruno Pothier, Manitou Springs Public Service Director.

Commissioner Wingate noted the Staff Report did not have information regarding the outside access ramp. However, the project description indicated the ramp would be replaced. Mr. Folke stated the current ramp replaced a previous ramp a little over seven years ago and was already failing.

Mr. Pothier spoke about the proposed design of the public restrooms in City Hall. He indicated the five-panel entry doors would be reused and the lighting would have a vintage look. Mr. Pothier provided photos of a restroom design for a historic church in Denver by Ryan Lloyd, the chosen Project Architect. Mr. Pothier indicated the current restrooms were switched from their original male/female locations.

Commissioner Wingate indicated there was beadboard in the woman's bathroom and wondered if resurfacing with wainscoting or something similar would suffice for the remodel. Mr. Pothier responded the Health Department encouraged the use of easily cleanable materials and that resurfacing the beadboard would not be an easily cleanable surface.

Mr. Folke stated the exterior ramp should have been included in the Staff Memo and discussion ensued. Mr. Pothier indicated the current design was prohibitive for a wheelchair turning movement into the door. The cost of the ramp was excluded from the current RFP to reduce the cost of the project.

Mr. Benson concurred the ramp was not ADA accessible and the intention was to achieve two ADA access points to the building through the front and back door. Mr. Benson stated the overall project costs were prohibitive with the first bid coming in at \$33.00/sq. ft., including the ramp. Mr. Benson stated the City intended to go back to CBDG to ask for additional funding. However, the ramp was not included in the current budget.

Commissioner Wingate asked if the motion should include constructing a new ramp, but clarified the ramp might not be constructed. Mr. Benson stated Commissioner Wingate was correct and further noted CBDG requirements dictated construction start no later than 90 days after grant approval. Closing the restrooms during the summer months did not make sense. Therefore, the City would approach CBDG after Labor Day.

Commissioner Walker asked if it made logistical sense to approve only the bathroom remodel and come back for approval of the ramp. Mr. Benson requested approval of the whole project including the ramp because the City might receive all the additional funding to include it.

Chairperson Wright opened the meeting for public comment. Hearing none, the public hearing was closed.

**MOTION:**

Commissioner Wingate moved to approve MCAC 1301 with the finding that the remodel of the interior restrooms and replacement of the exterior ramp on the east side of City Hall are consistent with the purpose of the Historic Preservation regulations and that the project will not detract from the historic character of the resource.

**SECOND:**

Commissioner Hyde seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**VI. OTHER BUSINESS**

**ITEM 6.** Discussion Regarding Scheduling Board Retreat and Agenda.

Mr. Folke suggested if there were no cases for the March HPC meeting the retreat would happen at that time. Otherwise the HPC would have to choose an alternate time.

Commissioner Walker asked for clarification about what the retreat would entail.

Mr. Folke stated that the Commission usually would review issues that had come up over the last year and would want to discuss the proposed incentive and grant program. Mr. Folke indicated that the Council had put \$5000 of seed money in the City Budget for a program that would encourage building improvements.

**VII. ADJOURNMENT**

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 9:09 p.m.

*Minutes submitted by Raymond Winn*