



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

**I. CALL TO ORDER AND ELECTION OF OFFICERS**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, March 6, 2013 in Council Chambers at 606 Manitou Avenue. Vice Chair Anne Hyde called the meeting to order at 7:02 p.m. The following were in attendance:

**PRESENT:** Commissioner ANN NICHOLS  
Commissioner ANNE HYDE  
Commissioner MOLLY WINGATE  
Commissioner HILLARY MANNION  
Commissioner CYLINDA WALKER  
Commissioner HILLARY MANNION  
Commissioner NEALE MINCH

**ABSENT:** Chairperson TAMMILA WRIGHT (excused)

**STAFF:** Michelle Anthony, Planner  
Raymond Winn, Planning Technician

**ITEM 1. Nomination and Election of Chair**

**MOTION:**

Commissioner Walker moved to nominate Tammila Wright as Chairperson.

**SECOND:**

Commissioner Wingate seconded the motion.

**DISCUSSION:**

None

**VOTE:**

Motion passed, 6-0

**ITEM 2. Nomination and Election of Vice Chair**

**MOTION:**

Commissioner Walker moved to nominate Anne Hyde as Vice Chairperson.

**SECOND:**

Commissioner Wingate seconded the motion.

**DISCUSSION:**

None

**VOTE:**

Motion passed, 6-0

## **II. APPROVAL OF MINUTES**

### **ITEM 3. March 6, 2013**

#### **MOTION:**

Commissioner Wingate moved to approve the March minutes with the following corrections: switch Wingate and Walker's names on page 5 paragraph 3, page 6 paragraph 2 and on page 7.

#### **SECOND:**

Commissioner Walker seconded the motion.

#### **DISCUSSION:**

None

#### **VOTE:**

Motion passed, 5-0 (Commissioner Mannion abstained as she was not present in March).

## **III. NOTICE OF COUNCIL ACTION**

MCAC 1207– Material Change of Appearance Certification (Demolition & New Construction – Public Hearing) – 946 Midland Avenue – Joanne Pearing on behalf of Jenelle, Jeffrey and Judith Pearing, Applicant. Staff reported that City Council approved the demolition request as recommended unanimously.

Council Liaison Hodges thanked the Commission for the thorough job it did on the demolition review and indicated that this made Council's job easier.

## **IV. UNFINISHED BUSINESS**

## **V. NEW BUSINESS**

**ITEM 4. 5. MCAC 1302– Material Change of Appearance Certification (New Garage) – 210 Mesa Avenue – James Koskey, Applicant**

Commissioner Hyde 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.

Planner Michelle Anthony reviewed the staff report dated February 26, 2013.

There was discussion regarding the driveway and proposed walkway in regard to colored concrete. Ms. Anthony noted the intent would be to review the concrete at the time of building permit.

Commissioner Minch asked where the existing shed would be located. Ms. Anthony replied that relocation of the shed was not indicated on the new site plan.

Commissioner Hyde invited the applicant' to the podium.

Dave Prythero, 2414 W. Kiowa, Colorado Springs, stated the current shed would be moved to behind the greenhouse. Mr. Groin indicated the walkway and driveway would be stamped concrete to match the existing driveway.

Public Comment: No Comment.

**MOTION:**

Commissioner Wingate moved approval of MCAC 1302 for a garage/storage shed structure as shown on the site plan attached to the Staff Report and the Staff Exhibit, noting there could be minor changes to the proposal in regard to exact location and overall size of the building in order to meet the required zoning setbacks and fit it into the existing landscape features and lot topography. Commissioner Wingate also recommended the following condition:

1) Staff shall review and approve the concrete treatment for the new walkway and the windows to be installed in the street-facing face of the new building.

Finally, Commissioner Wingate further recommended the finding that the proposal promotes compatible architectural design of infill structures.

**SECOND:**

Commissioner Nichols seconded the motion.

**DISCUSSION:**

None

**VOTE:**

Motion passed, 6-0.

**VI. OTHER BUSINESS**

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

Staff noted that the current workload is such that she had not been able to spend time on this, and would not have time in the next few months. Staff also noted that she would prefer to work on some of the items which were discussed at the last retreat and bring those forward to the Commission. The Commission consensus supported this approach.

Commissioner Wingate offered to work on the grant program funded by the City Council and suggested this be on the April agenda. She noted there was a program in Palmer Lake that might be similar to what the Commission was hoping to do.

Commissioner Nichols also noted the Urban Renewal Authority was getting ready to start a façade grant program, and the information on this also might be helpful.

Commissioner Walker asked what was discussed at the last retreat. Ms. Anthony offered to send her and Commissioner Minch information on this to help bring them up to speed. Ms. Anthony also agreed to put the discussion of the grant program on the April Agenda.

Commissioner Wingate mentioned that the windows in the house on Spencer that had applied for window replacement, but had never appeared before the Commissioner last year were literally falling apart. Ms. Anthony suggested she send an email to the property owner asking for her status and noting the demolition by neglect and minimum maintenance provisions of the City's regulations.

Commissioner Wingate remarked on a new sign on west Manitou Avenue by the former car wash and questioned whether it had been approved and if it complied with the Sign Regulations.

## **VII. ADJOURNMENT**

There being no further business before the Commission, Vice Chair Hyde adjourned the meeting at 7:40 p.m.

*Minutes submitted by Raymond Winn*