



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, April 3, 2013, 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, April 3, 2013 in Council Chambers at 606 Manitou Avenue. Chairperson Tammila Wright called the meeting to order at 7:01 p.m. The following were in attendance:

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

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

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

**II. APPROVAL OF MINUTES**

**ITEM 1. March 6, 2013**

**MOTION:**

Commissioner Nichols moved to approve the March minutes with the corrections that the meeting was adjourned by Vice Chairperson Hyde, not Chairperson Wright.

**SECOND:**

Commissioner Hyde seconded the motion.

**DISCUSSION:**

None

**VOTE:**

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

**III. NOTICE OF COUNCIL ACTION**

There was no Council Action to report.

**IV. UNFINISHED BUSINESS**

There was no Unfinished Business before the Commission.

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.

## **V. NEW BUSINESS**

**ITEM 2.** MCAC 1303– Material Change of Appearance Certification (New Construction) – 621 & 627 Manitou Avenue – Ryan Lloyd on behalf of Bert and Ruby Reissig, Applicant.

Planner Michelle Anthony reviewed the staff report dated March 29, 2013.

There was discussion regarding the intent of the application. Ms. Anthony clarified the project was being approved in anticipation that new owners would purchase the property and be able to initiate the project.

Chairperson Wright invited the applicant to the podium.

Ryan Lloyd, 202 Echo Lane, Colorado Springs, summarized the history of the project. Mr. Lloyd stated the owner was convinced pre-approval of this project was the best way to market the property.

Commissioner Wingate asked about work being done on the small, commercial building. Mr. Lloyd stated the majority of work was clean-up in the building's basement; the foundation had been tuck pointed and painting was done.

Commissioner Minch asked about automobiles exiting the property without backing into Manitou Avenue. Mr. Lloyd stated the dashed lines on the site plan represented turning movements and confirmed cars would not have to back into Manitou Avenue.

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

### **MOTION:**

Commissioner Wingate moved approval of MCAC 1303 with the same findings and conditions per the previous approvals, as follows:

#### **621 Manitou Avenue**

- 1) Photographic or physical evidence of the historic window and door details shall be researched and new windows and doors shall be based on whatever information is found. If this information is unavailable, the use of more typical plate-glass windows and a door consistent with the existing door should be considered. Window and door decisions can be Staff-approved.

#### **627 Manitou Avenue**

- 1) The manufactured stone veneer should match the stonework on the historic house at 623 Manitou Avenue.
- 2) The colored concrete specification shall be Staff-approved prior to installation.
- 3) Staff shall review proposed lighting for compatible design and to confirm conformance with the City's lighting standards.
- 4) A roof height of up to 27' is approved.
- 5) Given the nature of the lot, a side setback of 6' is approved.

Commissioner Wingate further recommended the following findings:

That the proposal:

- Improves the economic vitality of the historic areas of the community through encouraging and fostering historic rehabilitation of structures; and
- Promotes compatible architectural design of infill structures; and
- Promotes and encourages private rehabilitation and ownership of historic structures.

**SECOND:**

Commissioner Minch seconded the motion.

**DISCUSSION:**

The Commission discussed amending the regulations to allow administrative extension of applications.

**VOTE:**

Motion passed, 6-0.

**VI. OTHER BUSINESS**

**ITEM 3.** Discussion regarding Historic District Grant Program.

The Commission discussed some basic parameters for the program, which was to provide grants (not loans) with the intention of helping property owners with maintenance issues in order to preserve the historic character of the district. The Commission agreed on the following basic concepts: applications and funding on a 1<sup>st</sup> come 1<sup>st</sup> served basis; exterior work, but not only visible from the street; must be in district (not opted out); owner occupied; funds will be reimbursed after inspection and submittal of documentation; the program should be named for former Commissioner Vicky Bunsen Doucette.

Commissioner Nichols suggested Staff look at the URA Façade Grant information as a model for the HPC program. Staff agreed to draft the HPC mini-grant description and application and provide at the next meeting.

**ITEM 4.** Preservation Month

Ms. Anthony reviewed, especially for the newer Commissioners, the typical activities during preservation month, including the honor awards reception and donation to the library's preservation reference shelf.

The Commission agreed to set the Honor Award Reception date for May 16<sup>th</sup> from 6-8 or 9. Ms. Anthony noted that she would contact the Spice of Life for catering the event. The location would need to be determined. Ms. Anthony suggested that the BAC should be considered for a Special Recognition award in recognition of their overcoming the vandalism to Venue 515. Former Commissioner Chip Case was mentioned as a candidate for Preservation Pioneer.

**VII. ADJOURNMENT**

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 7:31 p.m.