



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, May 1, 2013, 7:00 P.M.

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, May 1, 2013 in Council Chambers at 606 Manitou Avenue. Chairperson Tammila Wright called the meeting to order at 7:07 p.m. The following were in attendance:

PRESENT: Commissioner ANN NICHOLS
Chairperson TAMMILA WRIGHT
Commissioner NEALE MINCH
Commissioner HILLARY MANNION

ABSENT: Commissioner ANNE HYDE
Commissioner CYLINDA WALKER
Commissioner MOLLY WINGATE

STAFF: Michelle Anthony, Planner
Raymond Winn, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. April 3, 2013

MOTION:

Commissioner Nichols moved to approve the April minutes.

SECOND:

Commissioner Minch seconded the motion.

DISCUSSION:

None

VOTE:

Motion passed, 3-0 (Chairperson Mannion abstained as she was not present in April).

III. NOTICE OF COUNCIL ACTION

There was no Council Action to report.

IV. UNFINISHED BUSINESS

There was no Unfinished Business before the Commission.

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.

V. NEW BUSINESS

ITEM 2. MCAC 1304 – Material Change of Appearance Certification (New Porch, Addition and Reconstruction of Garage) – 117 Deer Path – Christy Riggs on behalf of Roger Poorman, Applicant.

Planning Technician Raymond Winn reviewed the staff report dated April 24, 2013.

Chairperson Wright invited the applicant to the podium.

Christine Riggs, 308 N. Chestnut Street, Colorado Springs, presented the revised elevations depicting window and stone work detail conforming to changes recommended in the Staff Report.

Chairperson Wright asked about lighting elements. Ms. Riggs handed out example of the lighting fixture designs being considered and stated they would be dark sky rated of 100 watts or less. She indicated the current fixture at the front door would be replaced and new fixtures would be installed on either side of the garage door. Ms. Riggs indicated that she agreed with the staff recommendations.

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

Commissioner Minch stated that the proposed construction would be a great addition to the property.

Commissioner Nichols asked about the natural disaster that destroyed the previous home. Ms. Anthony related that the extreme rain that caused flooding in 1999 also caused land subsidence and destroyed the retaining wall that was in back of this historic cottage, pushing it completely off its foundation.

MOTION:

Commissioner Nichols moved approval of MCAC 1303 with the following conditions:

1. The MCAC approval is contingent upon front and side setback variances as may be required being approved by the Planning Commission.
2. Information and specifications on the materials for the relocated steps from the sidewalk shall be provided for administrative approval by the Planning Staff prior to installation.

SECOND:

Commissioner Mannion seconded the motion.

DISCUSSION:

No discussion.

VOTE:

Motion passed, 4-0.

VI. OTHER BUSINESS

ITEM 3. Review of Historic District Grant Program.

Ms. Anthony presented the outline for the grant, noting it was based on the URA Façade Improvement Grant but modified for historic preservation. Ms. Anthony stated she would like to further adapt the photographic evidence forms in the State Tax Credit application for the grant process. Ms. Anthony stated this was a good start and if funding continued the Commission should look at larger scale items that may not be visible such as foundation and electrical improvements.

Commissioner Nichols asked why there was no minimum match. Ms. Anthony stated that was up to the Commission; however questioned how much match would be required for a \$500 and would that actually add anything to the process. This could also limit projects being proposed.

Commissioner Mannion stated it might be a bit intimidating to find a match funds.

Commissioner Nichols stated the reason for match was to get the property owner to have some stake in the project as well, but agreed this might make more sense to consider when the grant awards get larger.

Commissioner Minch noted this grant should be for materials and labor, only and not including tools. The Commission agreed and directed Staff to clarify that grant funds were not for tool purchase but for supplies and labor.

MOTION:

Commissioner Minch moved to approve the guidelines for the grant program as presented adding a clause to specify the money was for the materials and labor only, and adding the photographic documentation requirement.

SECOND:

Commissioner Nichols seconded the motion

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0

ITEM 4. Discussion Regarding Preservation Month Activities and Annual Honor Awards

Ms. Anthony presented the proclamation document and went over the schedule.

Commissioner Wright noted the donation possibilities of an E-Book on the PPLD virtual bookshelf and volunteered to reach out to PPLD and discuss the possibilities.

Ms. Anthony clarified that the reception date would be the 23rd of May and reviewed the approved projects for the Annual Honor Awards.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 8:14 p.m.

Minutes submitted by Raymond Winn