



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

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, July 3, 2013 in Council Chambers at 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:03 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  
Commissioner HILLARY MANNION  
Commissioner NEALE MINCH

**ABSENT:** None.

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

**II. APPROVAL OF MINUTES**

**ITEM 1.** May 1, 2013

**MOTION:**

Commissioner Nichols moved to approve the May minutes as presented.

**SECOND:**

Commissioner Minch seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 4–0 with abstentions by Commissioners Hyde, Wingate, and Walker due to absences.

**III. NOTICE OF COUNCIL ACTION**

There was no Council action to report.

**IV. UNFINISHED BUSINESS**

There was no unfinished business to report.

**V. NEW BUSINESS**

**ITEM 2.** MCAC 1309 – Material Change of Appearance Certification (Addition and Exterior Alteration) – 1 Fairmont Avenue – Carrie and Mike Garman, Applicants.

Staff reported that the Applicants had requested postponement in order to look at refining the request.

**MOTION:**

Commissioner Wingate moved to postpone MCAC 1309 to the August 7, 2013 HPC meeting.

**SECOND:**

Commissioner Hyde seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed 7-0.

**ITEM 3.** MCAC 1306 – Material Change of Appearance Certification (Exterior Window Alteration) – 807-809 Manitou Avenue – TAT Partners, LLP, Applicant.

Staff reported that the Applicant had withdrawn this application and was planning to put the window back the way it was before he changed it prior to approval.

**MOTION:**

Commissioner Wingate moved to postpone MCAC 1306 indefinitely.

**SECOND:**

Commissioner Walker seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed 7-0.

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.

**ITEM 4.** MCAC 1307 – Material Change of Appearance Certification (Replace Windows with Overhead Doors) - 725 Manitou Avenue – Ryan Lloyd for Manitou Brewing Company, Applicant

Planner Michelle Anthony presented the Staff Report dated June 27, 2013.

Commissioner Minch inquired about signage. Ms. Anthony stated that signage was administratively approved.

Chairperson Wright invited the applicant to the podium for comment.

Ryan Lloyd, 202 Echo Lane, Colorado Springs, stated he was comfortable with staff recommendations.

Commissioner Wingate asked why the garage doors did not extend all the way to the ground. Mr. Lloyd stated there were multiple reasons - primarily cost, controlling foot traffic in and out of the facility, and open doorways could impact the seating plan. He noted the brewery door would go to the floor to allow it to function for bringing and removing equipment and supplied.

Commissioner Walker asked when the business was going to open. Kevin LeGrande, partial business owner, stated October was the scheduled opening.

Chairperson Wright asked about lighting. Mr. Lloyd stated that had not been determined but they were thinking of using strings of lights on the patio. Mr. LeGrande stated they would keep the historical pole lighting along the alleyway.

Commissioner Walker asked if the lighting was going to be like Swirl. Mr. Lloyd stated he was not familiar with the outside lights at Swirl but stated the lights would be like the strings of lighting over the street at Larimer Square in downtown Denver.

At this time Chairperson Wright opened the meeting to the public for comment. Hearing none Chairperson Wright closed the meeting for public comment.

**MOTION:**

Commissioner Walker moved to approve MCAC 1307 for the alteration of nonhistoric window openings along the secondary façade (not primary, Manitou Avenue façade) at 725 Manitou Avenue with the following conditions:

- 1) Should the Applicant/Property Owner determine it would be beneficial for the openings specified in this application on the west-facing side of the building to be modified such that the overhead doors reach the ground level this option is approved and will not require further review.
- 2) Specifications on the exterior lighting shall be submitted for Staff review and approval.

**SECOND:**

Commissioner Nichols seconded the motion

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 7-0.

**ITEM 5.** MCAC 1308 – Material Change of Appearance Certification (2<sup>nd</sup> Floor Addition and Exterior Alterations) - 56 Park Avenue – Peter Wolfe for The Maté Factor, LLC, Applicant

Planner Michelle Anthony presented the staff report dated June 28, 2013.

Commissioner Wingate asked if the Commission should talk about the request before postponing. Ms. Anthony recommended the Commission discuss the request with the Applicant and open the meeting to public comment so both the Commission and Applicant could hear comments.

Commissioner Walked asked Ms. Anthony if she had any problems with the angled window. Ms. Anthony stated she did not know if it would be visible and, based on the current information, she was more concerned with mass and design of the second story.

Commissioner Minch asked if the building was currently occupied. Ms. Anthony stated it was not.

Commissioner Nichols expressed concerned with the awnings and asked for further explanation. Ms. Anthony stated the proposed design was not consistent with the building type or the downtown area.

Commissioner Walker expressed gratitude in creating a use for the building and concern with the two-story addition affecting residents or other commercial businesses. She also expressed concern with The Mate Factor being open 24/7 and if proposed business was going to have the same hours. Ms. Walker indicated she was discouraged by increasing traffic but also encouraged for increased choices because other businesses are closed later in the evening. Ms. Anthony stressed the HPC was only looking at the design issues – the use issues would be reviewed by the Planning Commission.

Commissioner Mannion asked about specifications for signage. Ms. Anthony stated unless there was a variance involved, signs are staff reviewed.

Commissioner Mannion asked if the current awning was historical or in character with the district. Ms. Anthony stated the one on the front was consistent with the district's character; the one on the side she believed was put on prior to historic district review.

Commissioner Wingate asked if Staff was suggesting all awnings should be the same. Ms. Anthony affirmed this was the recommendation.

Commissioner Mannion inquired if the Commission would consider the railing design. Ms. Anthony replied now was the time to ask questions of the Applicant and discuss the design elements.

Chairperson Wright invited the applicant to the podium for comment.

Patricia Parish, Opus Planning at 308 Clarksley Road, stated the property file indicated awnings were added in 2001. She asked that the proposed awnings be considered – they would be copper and tarnish to a nice patina and the design was used in other locations operated by the company and offered a branding element. Ms. Parish indicated the building color would match the current stucco and noted a Manitou Greenstone chimney had been removed previously on the west side. Ms. Parish stated the proposed chimney promoted public gathering; which was consistent MS Forward comprehensive plan. She stated railings were required by Regional Building and asked the Commission to consider multi-pane windows instead of the plain glass, as there was currently one divided light window in the back of the building.

Scott Harvey, Art of Engineering at 5360 Glen Erie Dr., stated that one unique thing about the building was that there was no consistency. Mr. Harvey indicated the intent of the project is to let the building historically evolve a bit and give consistency. Mr. Harvey described the inconsistencies with the awnings and also noted the parapet on the front elevation would be changed so that there were two steps on both the front and sides. Currently it was three steps on the front and two on the sides. The railing would be more visible if the parapet on the front wasn't raised.

Commissioner Wingate asked for clarification about the chimney as it was labeled as a "smokeless masonry heater", but there was smoke in a drawing and that was confusing. Commissioner Wingate also stated the west elevation of the chimney was an odd shape and quite high. She wondered if there were other options. Mr. Harvey stated the chimney would not be smokeless and was also serving a ground floor fireplace.

Commissioner Nichols asked for clarification on where the multi-pane windows were proposed. Mr. Harvey clarified they wanted to include this detail on the windows on either side of the eastern entry doors and, potentially on the doors themselves.

Commissioner Minch asked about color shown on the computer generated images that had been provided. Mr. Harvey stated the building color was not accurately represented and would be a more natural color.

Commissioner Mannion clarified the Applicant was proposing to use the same color as the existing building and this was confirmed.

Commissioner Walker indicated she liked the metal awnings.

Commissioner Minch stated the current renderings did not do the building justice.

At this time Chairperson Wright opened the meeting to the public for comment.

Eric Wright, 227 Plainview Avenue, stated he had concerns that there were not any other places with this type of mass and the Spanish style that looked like it should be in Taos, New Mexico. Mr. Wright stated that the building was contributing and questioned how to make it look more like others in the area.

Ms. Anthony stated the staff report addressed some of those same issues.

Denise Durker, 47 Lincoln Avenue, stated that she had many concerns regarding the proposed use and asked where neighbors could address issues with noise and permits and what meeting she should attend. Ms. Anthony stated the appropriate meeting to discuss use issues was the Planning Commission meeting scheduled for August 14, 2013.

At this time hearing no further comments, Chairperson Wright closed the meeting to the public.

Commissioner Wingate stated she liked postponing the decision and getting some sense of the proposed heights. She remarked the Sketch Up models provided for the Midland project were useful and asked for similar representations for this project.

Commissioner Wingate also asked for representations of:

- the location of the second floor structure and how high the roofline was going to be
- the railings along the proposed roof deck
- alternatives to, or a representation of the proposed chimney

Commissioner Wingate asked if the Commission could ask for a 3-D model or representation. Ms. Anthony stated Commission could ask for what it needed, especially on a Commercial project.

Commissioner Wingate stated she was much more comfortable approving a project with a 3-D rendering that included other buildings and landscape that would provide a higher level of confidence in understanding what was being approved.

Ms. Anthony suggested the Commission require a physical representation of the proposed second floor building wall and roofline, the location and height of the chimney, and a representation of the railings on the front and east sides.

Commissioner Nichols agreed the physical representation and the 3-D rendering is exactly what the Commission needed.

Ms. Parish cautioned the Commission about asking for this if the code did not require it and if they had not asked for these types of exhibits. She requested the Commission consider a cheaper way to represent the project.

Commissioner Wingate stated that she had made many decisions during her time on the Commission and felt much more comfortable making them when there was the 3-D modeling and physical representations being discussed.

Ms. Parish asked if the Commission had requested a 3-D model before. Commissioner Wingate stated they had and it had been extremely helpful.

Mr. Harvey asked how far in advance the Commission would like the physical representations. Ms. Anthony asked if the materials would only be in place for one day, or could be left up so people could go by as they were able.

Commissioner Hyde asked if the Commission should visit the site as a group. Commissioner Walker stated a group site visit would be very beneficial, especially to the new commission members. Ms. Anthony stated the City would need to post the visit if it was planned as a group. Mr. Harvey stated he would like to attend to address concerns. Discussion ensued regarding coordinating a site visit ensued. Staff suggested that once the Applicant knew what their timing was for installing the physical representations on the building, she would see if a site visit could be coordinated.

**MOTION:**

Commissioner Wingate moved to postpone MCAC 1308 until the August 7, 2013, regular meeting to allow the applicant to submit additional, detailed photo-simulations and time to coordinate installation of physical representations in order to better understand the visibility of the proposed second floor location/height, chimney location and height, and the roof desk railings on the east and front sides of the building.

**SECOND:**

Commissioner Walker seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

The motion passed, 7-0.

**VI. OTHER BUSINESS**

The Commission inquired if there had been any mini-grant submissions. Ms. Anthony reported only one submission had been received and this was for a rental property, so it was not eligible under the current program guidelines.

**VII. ADJOURNMENT**

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 8:00 p.m.

*Minutes submitted by Michelle Anthony, AICP*