



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

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, November 6, 2013 in Council Chambers at 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:04 p.m. The following were in attendance:

PRESENT: Commissioner ANN NICHOLS
Vice Chair, ANNE HYDE
Commissioner MOLLY WINGATE
Commissioner CYLINDA WALKER
Chair TAMMILA WRIGHT
Commissioner NEALE MINCH

ABSENT: Commissioner HILLARY MANNION (excused)

STAFF: Michelle Anthony, Planner
Sherri Crowley, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. August 7, 2013

MOTION:

Commissioner Nichols moved to approve the August 7, 2013 minutes as presented

SECOND:

Chairperson Wright seconded the motion

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0. (Commissioners Walker and Wingate abstained as they were not present at the August 7, 2013 meeting.)

ITEM 2. September 4, 2013

MOTION:

Commissioner Nichols moved to approve the September 4, 2013 minutes with correction to Page 3, paragraph 6, change "Commissioner Mannion" to read "Commissioner Wingate".

SECOND:

Commissioner Hyde seconded the motion

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed 4-0. (Commissioners Walker and Wingate abstained as they were not present at the September 4, 2013 meeting.)

III. NOTICE OF COUNCIL ACTION

There was no Council action to report.

IV. UNFINISHED BUSINESS

There was no unfinished business on the agenda.

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 3. MCAC 1313 – Material Change of Appearance Certification (New Single Family Home Construction) – 0 Chelton Road (Lot 16, Block 4) – John McGee, Applicant.

Planner Michelle Anthony read the staff report dated October 23, 2013, and an update memo dated October 31, 2013.

Commissioner Wingate expressed her gratitude to the applicant for the chosen design, which she felt walked the line between historic compatibility and looking new.

John McGee, 324 Clarksley Road, stated the roughly 50' X 100' lot would be used to build a single-story, 1,550 SF house. Mr. McGee stated he felt it fit in the neighborhood, noting they had located the house back from the street. He indicated there was a scrub oak patch in the front right corner of the lot, which they wanted to save so the house was tucked behind it and it would look like it had been there a long time. Mr. McGee stated that the size of the house was important for resale

Chairperson Wright asked about the neighbors' questions regarding height issues. Mr. McGee indicated he had surveyed the grades on the lot and the house would be far enough back that he was sure it would not block the neighbors' view.

Hearing no public comment, Chairperson Wright closed the public hearing.

Commissioner Mannion noted the neighbor's letter submitted after the meeting packet was prepared included many items beyond the scope of the Commission. Commissioner Mannion stated she appreciated the Applicant's proposal.

Commissioner Minch noted it looked like the applicant actually used the guidelines.

MOTION:

Commission Wingate moved to approve MCAC 1313 for a new single family home on Cheltenham Road, with the information provided by the Applicant on roofing, siding, lattice, and the driveway surface.

SECOND:

Commissioner Nichols seconded the motion

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0.

VI. OTHER BUSINESS

Planner Michelle Anthony noted that the retreat will not take place until a new Planning Director is in place.

Commissioner Mannion stated that she would like to discuss “after the fact” approvals, do some analysis and prepare a procedure for dealing with that issue.

Commissioner Minch remarked another topic for the retreat should be how to make sure people know they are in the historic district and building permits/use tax needs to be paid.

Commissioner Wright discussed the lack to grant applicants and mentioned she has regularly spoken with residents about the availability of grant money. It was suggested to make sure this was mentioned whenever there was a flood recovery meeting.

VII. ADJOURNMENT

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

Minutes submitted by Sherri Crowley, Planning Technician