



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, January 15, 2014, 7:00 P.M.

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, January 15, 2014, in Council Chambers at 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:03p.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. November 6, 2013

MOTION:

Commissioner Wingate moved to approve the Minutes as presented.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0

III. NOTICE OF COUNCIL ACTION

There was no Council Action to report.

IV. UNFINISHED BUSINESS

There was no Unfinished Business to discussion

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 1401 – Material Change of Appearance Certification (State Tax Credit) – 15 Washington Avenue - Katherine Tuten, Applicant.

Planner Michelle Anthony read the Staff Report dated January 9, 2014

Kathy Tuten, 15 Washington Avenue, narrated the staff's power point presentation illustrating the rehabilitation needs of both the interior and exterior of the house. Ms. Tuten further stated Ms. Anthony's Staff Report captured what she wanted to present and had nothing more to add.

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

MOTION:

Commissioner Nichols moved to approve MCAC 1401 with the condition that both the eligible and ineligible costs would be separated in the final certification request and the finding that the overall project met the intent of the Secretary of the Interior's Standards.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

Chairperson Wright verified with Ms. Tuten and Ms. Anthony there would be verification of the receipts eligible and ineligible costs. Ms. Anthony added there would usually be a second site visit; however that would not be necessary in this case since the work was largely complete.

VOTE:

Motion passed, 6-0.

ITEM 3. MCAC 1402 – Material Change of Appearance Certification (Modification of Display Windows) – 735-B Manitou Avenue – Tele & C Investments, LLC, Applicant.

Planner Michelle Anthony read the Staff Report dated January 9, 2014.

Commissioner Walker asked about the property posting for the request as she had not seen the sign on the building. The Applicant confirmed the posting was visible to him from the street and other Commissioners noted seeing it. Ms. Anthony explained occasionally it was difficult to place the poster directly on the building, but it would be placed in plain view from the street.

Commissioner Wright asked if the proposal included awnings. Ms. Anthony explained her understanding was the existing awnings would be re-installed at the completion of the project.

Commissioner Walker stated windows extending up higher would fit in better with other façades in the downtown than the current windows did.

Thomas H. Fallon stated he and his wife bought the building in 2011 and they also owned Piramide, so had been in the area for 30 years. Mr. Fallon stated their intent was to put in a clothing store at this location, but the windows were too short for an effective display.

Mr. Fallon asked for clarification regarding the contributing and non-contributing building classifications. Ms. Anthony stated a contributing property is architecturally intact and over 50 years old. A non-contributing property would be under 50 years old or have had alterations making it not architecturally intact.

Mr. Fallon stated he spoke with the previous owner, Janet Bullock, and believed the changes to the building dated back to the 1950's. Ms. Bullock did not have old photos and mentioned there was a fire back in the 1990's. Mr. Fallon noted the inside of the building is in great shape, their issue was just with the front display windows. He indicated the transom window recommended by Staff would not do them any good for display, even if that would be better architecturally. Mr. Fallon indicated the intent was to be able to display a full outfit and the transom would cut the top of the window area off. He noted people bought what they saw, so they just want more display room.

There was discussion among the Commission regarding the height to the top from the ground and the appearance of the current windows. Staff cautioned the Commission about allowing changes based solely on a desired function rather than the Guidelines and making sure any decision to allow larger windows be based on existing conditions. Ms. Anthony did not want to see a situation where other, conforming buildings might want to come forward to request removal of existing transom windows.

Commissioner Nichols asked the Applicant if the Commission approved the windows as recommended by Staff, would this be better than leaving the windows as they were. Mr. Fallon stated they would not do the project as the transom window would not be worth it.

Chairperson Wright opened the floor for public comment. Hearing none, Chairperson Wright closed the Public Hearing.

Commissioner Nichols stated the larger windows would not be detrimental to the appearance of the building and would not make it any more noncontributing.

Commissioner Minch noted he did see another property downtown with larger display windows, so this would not be the only one in the downtown. He agreed the use of the transoms would look nicer architecturally, but felt they were not mandatory in this instance.

Commissioner Wingate stated that larger "eyes" in this building would be welcome and she was happy to move forward with the request.

MOTION:

Commissioner Hyde moved to approve MCAC 1402 for modification of the display windows at 735 Manitou Avenue as requested, noting the proposal was consistent with the purpose of the Historic Preservation Regulations by encouraging and fostering rehabilitation and compatible architectural design because the building is noncontributing to the historic district due considerable exterior alterations.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

Commissioner Nichols noted the Commission would not be setting a precedent because the approval was specific to this building in its current state. The Commission consensus supported that statement.

VOTE:

Motion passed, 6-0

ITEM 4. MCAC 1403 – Material Change of Appearance Certification (Exterior Remodel) – 808 Manitou Avenue – St. Andrews Episcopal Church, Applicant.

Planner Michelle Anthony read the Staff Report dated January 10, 2014.

Charise Boomsma, introduced herself as historic preservation consultant for the Applicant, noting she wrote the State Historic Fund Grant and would be managing the proposed project for the Church. Ms. Boomsma stated the historic structure assessment, also funded through a State Historic Fund Grant, revealed drainage issues caused from years of run-off and erosion. She asked the Commission look at the grade level in photos provided, especially in regard to the windows wells, showing a build-up of about 36” of soil on the west side of the church. Ms. Boomsma outlined the steps involved with the correction of the grade and protection of the building into the future.

Ms. Boomsma noted one of the major concerns would also be installing an entry ramp for disabled parishioners and visitors. The Church had considered other locations for ADA access and even an elevator, which was prohibitively expensive, and this was the only logical location for the small congregation. Ms. Boomsma noted the goal when planning the project was to have the footprint and height of the ramp be as small as possible and the railings to disappear to the greatest extent possible. In regard to the questions in the Staff Report regarding face of the ramp, they had a lengthy discussion with the Preservation Specialist, Estella Cole from the State Historical Fund and the conclusion was that: (1) the reveal of the ramp face would only be 14” at the highest point; (2) the area around and in the middle of the ramp will be a garden which would make it largely invisible for most of the year; (3) Ms. Cole was worried about attempting to create a false sense of history by trying to match stone on the ramp to the foundation of the church. The thought was colored concrete would make the ramp blend but still clearly be a new addition.

Ms. Boomsma clarified the railing around the ramp would be required, by Building Code, to have vertical balusters for several feet at its highest part, but the remainder would be a simple, open handrail in painted metal. Ms Anthony stated she wanted confirmation the balusters were only in the area shown because sometimes drawings indicated a sample rather than show the entire railing. Ms. Anthony stated the metal railing proposed was similar to the historic use of metal pipe for railing.

Commissioner Wingate asked if the Plexiglas coverings over the windows would go away. Lisa Bausch, 2198 McLeary Lane, Fountain, CO, and Senior Warden for St. Andrew’s, stated the historic structure assessment divided priorities for the building into phases and windows would be the next step after the most critical items were addressed first. She noted in regard to windows they were working with a local artist responsible for some of the newer stained glass windows in the sanctuary and now had artwork for finishing the stained glass in the church. They would be replacing the Plexiglas with impact-rated glass to protect the windows.

Chairperson Wright asked if any other designs were considered that would save the evergreen trees. Dr. Bausch stated because of their root systems, taking that much soil away to do the work needed would not

allow the trees to survive. Also, their height and proximity to the building had been a significant concern. Dr. Bausch stated, as much as it broke their hearts to remove the trees, in the long run it would open up the view of the church and protect it. Dr. Bausch remarked they hoped to basically build on what the City had been doing in the downtown and make the Church part of the beautification. They were also hoping to begin having tours of the Church and open it to the community and visitors.

Commissioner Wright opened the floor to the public comment. Hearing none she closed the Public Hearing.

Commissioner Wingate stated the idea the corner would open up and be more welcoming was exciting and she saluted the work of the Wardens and the whole congregation. She noted it would be wonderful to have that little jewel shine again.

Commissioner Minch commented with regard to the trees, he thought they detracted from the building - they were too big and the idea of gardens was very nice.

Dr. Bausch stated they would replant some trees that would be more limited as far as their height and located away from the building foundation.

Commissioner Walker asked what type of garden was planned. Ms. Boomsma replied there would be perennials and a small open lawn space, which they hoped to use for outdoor services. Dr. Bausch added the intention was to have benches and an Alter built from the wood of the removed trees. They were hoping local gardeners would donate plants so they would be proven to grow in the area.

MOTION:

Commissioner Wingate moved to approve MCAC 1403 for the alteration of the steps and walkways and installation of an ADA access ramp on the Manitou Avenue side of the building at 808 Manitou Avenue as specified and discussed with great joy in the knowledge St. Andrews Church was going to get a facelift.

SECOND:

Commissioner Walker seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0.

ITEM 5. MCAC 1404 – Material Change of Appearance Certification (New Construction of Shed) – 1141 Manitou Avenue – Safe Place for Pets, Applicant.

MOTION:

Commissioner Nichols moved that MCAC 1404 be postponed until the February 5, 2014 meeting.

SECOND:

Commissioner Minch seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0

VI. OTHER BUSINESS

Commissioner Wingate brought to Staff's attention a house on the east side of Canon Avenue with cedar shingles and large porches that had installed "tent garage." Ms. Anthony stated a building permit was required for that kind of structure, so she would look into it.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 8:15 p.m.

Minutes submitted by Sherri Crowley, Planning Technician