



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, February 5, 2014, 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, February 5, 2014, in Council Chambers at 606 Manitou Avenue. Chairperson Wright called the meeting to order at 7:03 p.m. The following Commissioners were in attendance:

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

**ABSENT:**

**STAFF:** Michelle Anthony, Planner  
Sherri Crowley, Planning Technician

**II. APPROVAL OF MINUTES**

**ITEM 1.** January 15, 2013

**MOTION:** Commissioner Wingate made a motion to approve the minutes with the correction of the applicant name spelling on page 3, paragraphs 1 and 2.

**SECOND:** Commissioner Neil seconded the Motion.

**DISCUSSION:** No discussion.

**VOTE:** Passed, 5-0

**III. NOTICE OF COUNCIL ACTION**

*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.*

#### **IV. UNFINISHED BUSINESS**

**ITEM 2. MCAC 1401** – Material Change of Appearance Certification (Final Certification of Costs - State Tax Credit) – 15 Washington Avenue - Katherine Tuten, Applicant.

Planner Michelle Anthony read the memorandum addressed to the Historic Preservation Commission dated January 28, 2014 regarding final certification of costs for a state tax credit.

#### **MOTION:**

Commissioner Wingate made a motion to direct City Planner, Michelle Anthony to sign the Part 2 Tax Credit Certification form for the work outlined in the application based on the findings:

1. The home does qualify for State Income Tax Credit as a contributing structure to the Manitou Springs Historic Preservation District (local and National Register); and
2. The work performed meets the Secretary of the interior's Standards for Rehabilitation.

#### **SECOND:**

Commissioner Nichols seconded the Motion.

#### **DISCUSSION:**

There was no discussion.

#### **VOTE:**

Motion passed, 5-0.

**ITEM 3. MCAC 1404** – Material Change of Appearance Certification (New Construction of shed) – 1141 Manitou Avenue – Safe Place for Pets, Applicant.

Planner Michelle Anthony read the staff report dated January 28, 2014.

Bruno Pothier, 1141 Manitou Avenue. Mr. Pothier began by apologizing for his misinterpretation of the code. Safe Place for Pets is for terminal patients. Mr. Pothier stated that the shed is being leased by Safe Place for Pets and that the shed will be removed completely when the lease is terminated. The lease is from May to May. Mr. Pothier noted that the reason for the meeting was because of the concrete piers under the structure. The piers are what made the shed a permanent structure according to code. Mr. Pothier explained that when he originally read the code, he thought NA meant "Not applicable" however; he was instructed by the planning department that NA actually means "Not Allowed".

Commissioner Wingate asked the applicant how he felt about the fence.

Mr. Pothier replied that the fence would be good if the structure was permanent but because it will be leaving with the tenant, he did not like the fence.

Ann Davenport, 103 Mesa Avenue. Stated that she is a past President of Safe Place for Pets and wanted to assure the commission that their highest priority is to make the shed acceptable and as cost effective as possible.

Commissioner Hyde asked if there was any public comment. Hearing none, the floor was closed to public comment.

Commissioner Walker stated that she lives right above the property and sees the shed every day. She is in favor of elongating the siding and commented that a fence may bring more attention.

**MOTION:**

Commissioner Nichols made a motion to approve MCAC 1401 with the finding that the siding will extend and cover the supports.

**SECOND:**

Commissioner Wingate seconded the motion.

**DISCUSSION:**

There was no discussion.

**VOTE:**

Motion passed, 5-0.

**V. NEW BUSINESS**

**ITEM 4. MCAC 1405** – Material Change of Appearance Certification (Window Replacement) – 442 Winter Street, Suzanne Cote, Applicant.

Planner Michelle Anthony read the staff report dated January 29, 2014.

Suzanne Cote, 442 Winter Street. Ms. Cote presented additional documentation and explained that an audit revealed a 21% air leakage in her windows and all the weights are gone. Ms. Cote noted that she has needed to replace the windows for the past 2 ½ years. Ms. Cote added that she works in Pueblo and because of that, she has limited time. Pella came out and measured for installing their Precision Fit Series which has 1 ¼” divider which matches the current divider exactly. The cost was \$22,000 for new windows versus \$31,000 for repair of old windows. Ms. Cote also noted that State Tax credits are of no benefit to here because she is a Canadian National and doesn’t pay enough Colorado tax.

Commissioner Minch verified that there would be exterior trim.

Commissioner Wingate noted that windows in the front would not have divided light and that the sides will be exact. Four windows will be tempered for safety.

Commissioner Minch asked if the applicant had dimensional drawings to which she replied that she did however she did not have them with her.

Commissioner Hyde asked if there would be any public comment. Hearing none, the meeting continued.

Commissioner Wingate commented that she wished the replacements would be of wood and mentioned the mini grant for other repairs.

**MOTION:**

Commissioner Minch made a motion to approve MCAC 1405 as submitted.

**SECOND:**

Commissioner Nichols seconded the motion.

**DISCUSSION:**

There was no discussion.

**VOTE:**

Motion passed, 5-0.

**ITEM 5. MCAC 1406** – Material Change of Appearance Certification (Create Parking) – 125 Cave Avenue, Bill Koerner, Applicant.

Planner Michelle Anthony read the Staff Report dated January 30, 2014.

Bill Koerner, 205 Ruxton. Mr. Koerner stated that he finds parking difficult due to the number of cars and because parking is only available on one side of the street.

Commissioner Wingate stated that she lives next door and explained that parking on the street has been eased but understands the applicant's desire for private parking. Commissioner Wingate noted that removal of tree would mitigate for neighborhood. Spruce tree root system makes this tree unstable.

John Webster, (did not state address). Mr. Webster stated that because of the location of the tree, they lose two off-street parking spaces. His biggest concern is about the historical part of the neighborhood stating that this neighborhood is very old and removing the tree may not be enough. No gain of parking - so he was concerned with any possible historical impact.

**MOTION:**

Commissioner Minch made a motion to approve MCAC 1406 as submitted.

**SECOND:**

Commissioner Walker seconded the motion.

**DISCUSSION:**

There was no discussion.

**VOTE:**

Motion passed, 5-0

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

There being no further business before the Commission, Chairperson Wright adjourned the meeting at 8:56p.m.

*Minutes submitted by Sherri Crowley, Planning Technician*