



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

**I. CALL TO ORDER AND ELECTION OF OFFICER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, May 7, 2014, in Council Chambers at 606 Manitou Avenue. Chairperson Hyde called the meeting to order at 7:05pm. The following Commissioners attended:

**PRESENT:** Commissioner ANN NICHOLS  
Commissioner MOLLY WINGATE  
Vice Chair CYLINDA WALKER  
Chair ANNE HYDE  
Commissioner TAMMILA WRIGHT

**ABSENT:** Commissioner NEALE MINCH (Excused)

**STAFF:** Wade Burkholder, Planning Director  
Michelle Anthony, Planner  
Sherri Crowley, Planning Technician

**ITEM 1. Election of CHAIR**

Chairperson Hyde indicated she did not feel initially she could serve as Chair since there would be periods when she was out of town and she had asked that reconsideration of her election be placed on the agenda. However, she had spoken with Commissioner Wingate who had convinced her absences would not be an issue, so she was inclined to accept the position. Discussion ensued. Staff noted occasional absences would allow the Vice Chair to become comfortable running the meetings.

**II. APPROVAL OF MINUTES**

**ITEM 2. March 13, 2014**

**MOTION:**

Commissioner Nichols moved to approve the March minutes with minor corrections to the spelling of her first name and that of Chairperson Hyde.

**SECOND:**

Commissioner Wingate seconded the motion.

**DISCUSSION:**

There was no discussion regarding the minutes or the motion.

**VOTE:**

Motion passed, 3-0. (Commissioners Wright and Hyde abstained as they were not present at the March meeting.)

### III. NOTICE OF COUNCIL ACTION

**ITEM 3. MCAC 1408** – Material Change of Appearance Certification (Demolition and New Construction) – 946 Midland Avenue – Joanne Pearing on behalf of Janelle, Jeffrey, and Judith Pearing, Applicant. *Staff reported this application had been approved as recommended at the April 1<sup>st</sup> 2014 council meeting.*

### IV. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

### V. NEW BUSINESS

*Chairperson 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.*

**ITEM 4. MCAC 1411** - Material Change of Appearance Certification (New Construction) – 621 and 627 Manitou Avenue - Ryan Lloyd, Architect on behalf of Bert and Ruby Reissig, Applicant.

Planner Michelle Anthony explained Mr. Lloyd could not attend the meeting and had advised her, since the item had been before the Commission three times previously, she could represent the project. Ms. Anthony presented the staff report dated April 30, 2014.

Discussion regarding extending approval of the project beyond the next year ensued. Staff recommended a methodology to accomplish this so extensions could be approved administratively.

#### **MOTION:**

Commissioner Wingate moved to approve MCAC 1411 with the provision that Staff may administratively extend the approval for up to three years upon an annual request being submitted and assuming there are no changes in the Design Guidelines or Project and with the following conditions:

#### **621 Manitou Avenue**

- 1) Photographic or physical evidence of the historic window and door details shall be researched and new windows and doors shall be based on whatever information is found. If this information is unavailable, the use of more typical plate-glass windows and a door consistent with the existing door should be considered. Window and door decisions can be Staff-approved.

#### **627 Manitou Avenue**

- 1) The manufactured stone veneer should match the stonework on the historic house at 623 Manitou Avenue.
- 2) The colored concrete specification shall be Staff-approved prior to installation.
- 3) Staff shall review proposed lighting for compatible design and to confirm conformance with the City's lighting standards.
- 4) A roof height of up to 27' is approved.
- 5) Given the nature of the lot, a side setback of 6' is approved.

Commissioner Wingate further recommended the following findings:

- 1) Improves the economic vitality of the historic areas of the community through encouraging and fostering historic rehabilitation of structures; and

- 2) Promotes compatible architectural design of infill structures; and
- 3) Promotes and encourages private rehabilitation and ownership of historic structures; and
- 4) To avoid a lapse in approval Staff, if so inclined, shall administratively approve should this project, be presented under the same guidelines for a three-year period.

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed 5-0.

**ITEM 5. MCAC 1412** – Mini-Grant Application (Window, Roof, Deck Repair) - 356 Ruxton Avenue – Joel Grotzinger, Applicant.

Planner Michelle Anthony presented the staff report dated April 30, 2014.

Joel Grotzinger, 356 Ruxton Avenue, stated the first item to address was one large window that was rotting and allowing water to come inside. Mr. Grotzinger discussed the items to repair listed in the mini-grant application and noted the costs reflected estimates by his handyman. He also stated he would not be using the composite decking due to the expense.

Chairperson Hyde asked if there was any public comment. There being none, the public hearing was closed.

**MOTION:**

Commissioner Wingate moved to approve MCAC 1412 for the Mini-Grant Application as requested.

**SECOND:**

Commissioner Walker seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0

Ms. Anthony explained to the Applicant this was a reimbursement grant so he would need to turn in receipts after the work was finished in order to receive payment.

**ITEM 5. MCAC 1413** – Material Change of Appearance Certification (Roof Replacement) - 2 Grand Avenue - Rawson Roofing on behalf of John F. Pearring, Applicant.

Planner Michelle Anthony presented the staff report dated April 30, 2014.

John Pearring, 2 Grand Avenue, stated he was both the owner and contractor on the project. Mr. Pearring introduced Cory Rawson of Rawson Roofing.

Mr. Rawson presented a large sample board showing installation of the shingles and also advised the Commission they proposed to do a simple, metal edge instead of the end-caps provided by the roofing manufacturer. Mr. Pearring agreed the end-caps did not look good.

Mr. Pearring indicated he had considered the “fancy shingle, which was more expensive. However, he felt the proposed shake shingle was a better match with the building. Mr. Pearring’s sense was the smooth shingle would not work. He stated if the shake shingle was not approved, then they would have to step down to asphalt roofing and they didn’t want that for this property. Mr. Pearring noted they would match the asphalt shingle color on the turret to the proposed roof material.

Commissioner Wright asked if there was no lower profile shingle in the manufacturer’s line. Mr. Rawson answered there was, but the owner was not willing to use it as it was much more expensive. Also, they did not like the look of the fancy shingle.

Mr. Pearring stated the material was new in this area and he believed, once people saw it, they will want it. He indicated he thought this was a great solution for Manitou’s historic type roofs. The qualities of the material were provided: noncombustible, resistant to hail damage, with a 50-year, 110 mph wind and Class 4-impact ratings.

Ms. Anthony asked how long the product had been in manufacture. Mr. Rawson answered six years.

Ms. Anthony asked if Mr. Rawson had used the material in the Colorado Springs area previously. Mr. Rawson replied he had not, but he had installed it Woodland Park and looked great for the last five years and he had not been called back by the customer for any reason.

Ms. Anthony remarked at Manitou Springs’ altitude claims are made that materials are UV stable, but after a while they crumble or fade. Ms. Anthony asked if the owner was going to have to replace the material because it was not as stable as stated. Mr. Rawson assured the Commission the manufacturer would resolve any issues according to the warranty.

Ms. Anthony stated a shake is not a shingle. Historically Manitou Springs did not have shake roofs, but more-refined shingle roofs. Ms. Anthony noted that the alignment of the materials in even rows helped to make the material look less rustic rather than staggered in a more random pattern. She noted it was a large roof on a tall building, so it would not be as noticeable as on a smaller building and was more acceptable than other choices. Ms. Anthony remarked changing the tower material to something coordinating better with an even tiered look, as had been mentioned by the Applicant, also made sense.

Commissioner Wingate wanted to be sure the material would not curl like wood. She indicated she was not excited about the shake look, but was excited to have a new roofing material available as an option and thanked the applicant for trying it. She stated she looked forward to seeing how it turned out.

Chairperson Hyde asked if there was anyone in the audience who wished to comment. There being none, the Public Hearing was closed.

**MOTION:**

Commissioner Walker moved to approve MCAC 1413 with the change from the manufacturer's edge cap to a metal drip edge and with matching asphalt shingle material for the turret to be approved by Staff with the finding the proposal meets the purpose and intent of Design Guideline 4.7 Roof Materials

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**VI. OTHER BUSINESS**

**ITEM 6.** Discussion Regarding Preservation Month Activities and Confirmation of Honor Awardees

Ms. Anthony related the Historic Preservation Month Proclamation had been presented to her the previous evening at City Council by Councilman Randy Hodges. Ms. Anthony stated she would put this in a frame and have it at the honor awards.

Discussion ensued regarding honoring Mr. Lewis Archer, posthumously, as the Preservation Pioneer. The Commission unanimously favored this.

Discussion regarding Commissioner's outlook on what types of projects warranted Honor Awards ensued.

Commissioner Walker stated she looked for uniqueness.

Commissioner Wingate noted the Commission had previously been liberal with awards - if someone looked like they were trying, they could get an award.

Commissioner Nichols remarked that all projects completed should get an award as it was good public relations. People really liked receiving awards and it bought a lot of goodwill, which was worthwhile.

Ms. Anthony stated she felt there was room for various approaches to the awards nominations and the table she provided would allow many of the projects to rise to award-level. She noted she still needed two commissioners to rate properties and it appeared the cut-off would be three votes and above. If the Commission was comfortable with her getting the remaining votes by email, then her plan was to send a confirmation email to the Commission and start getting the letters and invitations out.

Summit Ministries was discussed as the place to host the honor awards. All commissioners were comfortable with that idea.

Commissioner Walker noted the Friends of the Library were also thinking about how to honor Lew Archer and asked for any ideas that might assist them with this.

Commissioner Wingate suggested adding to the library's regional history collection as Mr. Archer was a scholar and an enormous fan of classic literature. He also was a big proponent of teenagers and their activities.

**ITEM 7. Discussion Regarding Retreat Agenda and Scheduling**

Commissioner Wingate stated she would like to discuss:

1. After -the-fact review of MCACs
2. Community education and outreach...do we want street signs up.
3. Mini grants

Commissioner Wright mentioned she had spoken to many people about the grants and they assume the money is gone.

Discussion regarding Commissioner Training – potentially in the area of determining mass and scale – ensued.

Chairperson Hyde also mentioned training in the SketchUp software and discussion of disaster preparedness for historic properties.

Commissioner Nichols mentioned the potential floodwalls and the impacts they would have on the historic nature of downtown. The Commission discussed getting an update from Flood Recovery Manager Roger Miller, potentially at the Commission Forum on May 23.

June 7<sup>th</sup> was the consensus for the Retreat date. Ms. Anthony noted that this would be an all day event. Good Karma was suggested as a potential location.

**VII. ADJOURNMENT**

There being no further business before the Commission, Commissioner Wingate adjourned the meeting at 8:25 p.m.

*Minutes submitted by Sherri Crowley, Planning Technician*