



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, October 1, 2014**

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, October 1, 2014, in Council Chambers at 606 Manitou Avenue. Chairperson Hyde called the meeting to order at 7:02pm. The following Commissioners attended:

PRESENT: Commissioner ANN NICHOLS
Chairperson ANNE HYDE
Commissioner NEALE MINCH
Commissioner MOLLY WINGATE
Vice Chair CYLINDA WALKER

ABSENT: Commissioner TAMMILA WRIGHT (Excused)

STAFF: Michelle Anthony, Planner
Sherri Crowley, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. September 23, 2014

MOTION:

Commissioner Nichols moved to approve the September minutes with name spelling correction.

SECOND:

Chairperson Hyde seconded the motion.

DISCUSSION:

There was no discussion.

VOTE:

Motion passed, 3-0. Commissioners Wingate and Walker abstained from voting, as they did not attend the meeting.

III. NOTICE OF COUNCIL ACTION

There was no council action to report.

IV. UNFINISHED BUSINESS

None.

Chairperson Hyde explained the public hearing procedures to the audience and asked if any Commissioners had ex parte communications or conflicts of interest to declare. Hearing none, the meeting continued.

V. NEW BUSINESS

ITEM 2. MCAC 1418 - Material Change of Appearance Certification (Exterior Remodel and Garage Addition) - 407 Tio Road - Ken and Darcie Maurer, Applicants.

MOTION:

Commissioner Wingate moved to postpone MCAC 1418 until the November meeting.

SECOND:

Chairperson Hyde seconded the motion.

DISCUSSION:

There was no discussion.

VOTE:

Motion passed 5-0.

ITEM 3. MCAC 1421 - Material Change of Appearance Certification (Mini Grant - Repair and Restoration of Windows) - 106 Spencer Avenue - Jim and Jeanne Turner, Applicants.

Planner Michelle Anthony presented the a memorandum regarding the request.

Commissioner Wingate noted the irony about how quickly the vinyl window had to be replaced.

Chairperson Hyde asked the Applicant if he wanted to add anything to the discussion.

Jim Turner, 106 Spencer Avenue, said he and his wife had only owned the house for a couple of years and was not sure when the now-vinyl window was replaced. Ms. Anthony suggested sometimes between the panes of glass on newer double-glazed window, you might be able to find a date of manufacture.

Mr. Turner stated he tried to provide information that would be self-explanatory and was very sensitive to the preservation of the windows and the look of the home. Part of the intent of the project was preservation along with the desire to have all the windows work. Mr. Turner stated they did not want to change the look of the windows.

Commissioner Nichols offered, on behalf of the Commission, that they were happy to receive the application.

Chairperson Hyde asked if anyone in the audience wanted to comment.

Council Member Randy Hodges asked the applicant if he priced replacing the vinyl window with a wooden window. Mr. Turner replied he did not but would look into that.

Hearing no further comments, Chairperson Hyde closed the public hearing.

MOTION:

Commissioner Wingate moved to approve MCAC 1421 as presented.

SECOND:

Commissioner Minch seconded the motion.

DISUCSSION:

Chairperson Hyde expressed the HPC was happy to see the mini-grant used for the requested purpose and hoped more people with similar projects would apply.

VOTE:

Motion passed, 5-0.

VI. OTHER BUSINESS

ITEM 4. Discussion and Recommendations Regarding Westside Avenue Action Plan

Planner Michelle Anthony provided a typical cross-section rendering and presented the memorandum dated September 25, 2014. The memorandum explained the project involved the City of Colorado Springs and El Paso County implementing streetscape Improvements from 30th Street to the Highway 24 overpass on Manitou Avenue. Ms. Anthony explained staff was taking a letter to each Board and Commission which explained the City's preferred streetscape, Variation A.1., and asked for signatures to show support. The reason for this was explained due to how fast the project was moving and noting staff wanted to be sure Manitou's voice was heard.

There was discussion among the members regarding the street configuration stripping and transition. There was discussion regarding the archway. Staff noted it would be relocated slightly east and centered over the right-of-way.

MOTION:

Commissioner Walker moved to authorize Chairperson Hyde to sign the letter in support of the City's preferred cross-section.

SECOND:

Commissioner Wingate seconded the motion.

DISUCSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Hyde adjourned the meeting at 7:35pm.