



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, November 5, 2014**



I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, November 5, 2014, in Council Chambers at 606 Manitou Avenue. Commissioner Wingate called the meeting to order at 7:27pm and declared a quorum present. The following Commissioners attended:

PRESENT: Commissioner ROGER ARMSTRONG
Commissioner NEALE MINCH
Commissioner MOLLY WINGATE
Commissioner TAMMILA WRIGHT

ABSENT: Vice Chair CYLINDA WALKER (Excused)
Chair ANNE HYDE (Excused)
Commissioner ANN NICHOLS (Excused)

STAFF: Michelle Anthony, Planner
Sherri Crowley, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. October 1, 2014

MOTION:

Commissioner Minch moved to approve the October Minutes as presented.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 2-0. Commissioners Armstrong and Wright abstained as they were not present for the meeting.

Commissioner Wingate explained the public hearing procedures to the audience and asked if any Commissioners had ex parte communications or conflicts of interest to declare. Commissioner Wright stated she was interested in MCAC 1423 as there was family property nearby, but she had no direct financial interest. Hearing no conflicts or ex parte contacts, the meeting continued.

III. NOTICE OF COUNCIL ACTION

There was no council action to report.

IV. UNFINISHED BUSINESS

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

Planner Michelle Anthony presented the staff report dated October 31, 2014.

DISCUSSION AND PUBLIC COMMENT:

Commissioner Minch asked if the deck support posts would be clad. Ms. Anthony stated the drawing did not show the stone cladding, but the application narrative specified it would be used. She suggested the Applicant clarify.

Ken and Darcie Maurer, 929 High Road, introduced themselves and stated they agreed with the staff recommendation. Mr. Maurer noted they would comply and he had found out the Hardiboard recommended by staff instead of stucco actually had a higher fire rating. Mr. Maurer confirmed that stone would be used on the support posts. He noted they were planning to use low voltage, indirect lighting and might have a motion detector light for security. He noted they had no problem using colored cement.

Mrs. Maurer invited the Commission to ask questions. She noted they were planning a natural color palette of greens and browns and would have to provide information on the doors when these were selected. She stated they would be adding landscaping to the large lot and her sister-in-law lived next to the property, which was one reason they purchased it.

Hearing no comments from the audience, Commissioner Wingate closed the public hearing.

MOTION:

Commissioner Minch moved to approve the proposed addition(s) to the noncontributing structure at 407 Tio Road with the finding that the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations under the following conditions:

- 1) The Applicant shall provide details on all the following items for the Planning Staff's review and approval prior to issuance of a Manitou Springs Building Permit Application:
 - a. The exterior treatment of at least the upper two floors of the building shall utilize clapboard or shingle siding (or both). The Applicant is encouraged to consider the use of stone cladding on the lowest building level.
 - b. The profile and color palette of the manufactured stone to be utilized
 - c. The material for the window and door trim shall be provided and these features shall not be stuccoed.
 - c. The design and materials with specification sheets for all entry doors (primarily the front door) and the garage doors
 - d. Fixture specification sheets and locations of exterior lighting shown on the building elevations
 - e. Spindle design

2) Concrete driveways/walkways/patios visible from the surrounding streets shall be integrally colored per the City's adopted specification.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

Commissioner Wingate noted this was appropriate infill involving a noncontributing building and she was grateful to the Applicants for the thoughtful design.

VOTE:

Motion passed, 4-0.

V. NEW BUSINESS

ITEM 3. MCAC 1422 - Material Change of Appearance Certification (Retaining Wall) - 934 Manitou Avenue- Chuck Murphy, Applicant.

MOTION:

Commissioner Wingate moved to postpone consideration of this item until the December regular meeting per the request of Staff to allow the submittal of additional information by the Applicant.

SECOND:

Commissioner Minch seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 4. MCAC 1423 - Material Change of Appearance Certification (New Construction) - 196 Chelton Road - John and Fran McGee, Applicants.

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

DISCUSSION AND PUBLIC COMMENT:

John McGee, 324 Clarksley Road, stated he agreed with the Staff Recommendation and noted for the record the roof would be a dark green color and lattice would be used below the porch.

Commissioner Wingate asked why shingles were proposed along the bottom of the structure. Mr. McGee stated Staff's assumption was correct, since the proposed shingles were a cement-based material they were more durable and fire resistant than the log siding.

Mr. McGee noted he had changed the original design from a detached garage, to one incorporated into the rear corner of the house.

Nancy Moriarty, 192 Chelton Road, asked about the hill on the property and whether this would be leveled. She stated her concern about flood/runoff because of changed grade of the lot. Ms. Moriarty also questioned if the sewer in the area, which was old, would handle the demand of this property.

Commissioner Wingate invited the applicant to the podium to address the questions. Mr. McGee stated the old driveway was where the new driveway would be placed; the house would be built into the slope and drainage would be maintained down the driveway. He also mentioned the Public Works Director had no issues with connection to the existing utilities.

Erick Wright, 227 Plainview Place, stated the area was historically low density and wondered how that could be retained in the future. Ms. Anthony stated legally platted lots, such as this, were authorized to build – even if they didn't meet the lot area requirement as long as they met all the other criteria. The City was not in a position to tell an owner of a legal lot it could not be built on. She noted there are areas of the neighborhood where cabins are closer together and the setback and siting proposed would camouflage the infill structure.

David Hurlbert, 202 Chelton Road, stated his concern the proposed house was sited to his side of the lot and far back so it would interfere with the view from his back yard. He also noted concerns about drainage onto his property and the house on the other side of the lot only being 1' from the property line.

Staff noted these concerns were beyond the scope of the Historic Preservation Commission and encouraged the Applicant to speak with the neighbor.

Hearing no further comments, Commissioner Wingate closed the public hearing.

Commissioner Wright stated she was concerned about infill in this area, but supported the design of the structure.

MOTION:

Commissioner Wingate moved to approve construction of the single family home as requested and presented at the meeting with the finding the request is consistent with the purpose of the Historic Preservation regulations to promote compatible architectural design of infill structures.

SECOND:

Commissioner Minch seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

VI. OTHER BUSINESS

No other business was discussed.

VII. ADJOURNMENT

There being no further business before the Commission, Commissioner Wingate adjourned the meeting at 8:20pm.

Minutes submitted by Sherri Crowley, Planning Technician