



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**Wednesday, January 7, 2015 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, January 7, 2015 in Council Chambers at 606 Manitou Avenue. Vice Chair Cylinda Walker called the meeting to order at 7:00 p.m. The following were in attendance:

**PRESENT:** Commissioner ANN NICHOLS  
Commissioner TAMMILA WRIGHT  
Commissioner MOLLY WINGATE  
Vice Chair CYLINDA WALKER  
Commissioner NEALE MINCH

**ABSENT:** Chairperson ANNE HYDE (excused)

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

**II. APPROVAL OF MINUTES**

**ITEM 1.** December 11, 2014

**MOTION:**

Commissioner Wingate moved to approve the minutes as presented.

**SECOND:**

Commissioner Nichols seconded the motion.

**DISCUSSION:**

None

**VOTE:**

Motion passed, 2-0. Commissioner Wright, Commissioner Minch, and Vice Chair Walker abstained as they were not present at the December meeting.

**III. NOTICE OF COUNCIL ACTION**

None.

**IV. UNFINISHED BUSINESS**

None.

## V. NEW BUSINESS

**ITEM 2. MCAC 1424** - Material Change of Appearance Certification (Retaining Wall) - 56 park Avenue - Scott Harvey on behalf of Mate Factor, LLC, Applicant.

Planner Michelle Anthony presented the staff report dated January 2, 2015.

Commissioner Wingate asked if the approval from 2013 would still be in effect. Ms. Anthony replied she believed it was as it had taken quite some time for the project to receive final Council approval.

Commissioner Minch asked if staff would have an opportunity to review a representation of the stonework before implementation. Ms. Anthony replied a condition could be added to state staff would review and approve the final stone selection as well as mortar color.

Commissioner Walker invited the applicant to the podium.

Scott Harvey, 5360 Galena Dr., apologized for not addressing the mortar color saying pewter was not appropriate and the final color of the stone would dictate the shade of mortar. Mr. Harvey stated he was uncertain about staff's preference for rectangular verses random shaped stones.

Ms. Anthony explained her recommendation was for the larger, block shapes or the more random angular shapes as either one would be compatible; however her recommendation was they not use the long thin rectangular stones as they are not seen in traditional stonework in Manitou Springs.

Commissioner Wingate recommended more red color in the stone. Ms. Anthony added darker tones are more prevalent in Manitou Springs than lighter colored stone.

Commissioner Walker asked if there was any public comment.

David Carlin, 41 Lincoln Avenue, stated he was part of the ownership group and agreed that none of the photos of stonework were ideal, adding he primarily wanted to get the stone look approved. Mr. Carlin stated he felt Pikes Peak granite was much more desirable but it was very hard to find. He had done extensive research to find something with a natural, random look.

Commissioner Walker asked for any further public comment. Hearing none, she closed the public hearing.

### **MOTION:**

Commissioner Wingate moved to approve MCAC 1424 with the following recommendations and as agreed upon by the applicant.

1) The profile of the stonework shall be random and not have a stacked stone appearance, or contain a significant number of long, narrow stones in order to better coordinate with the patterns of stonework typical in the Historic District.

2) The stones selected for the project should emphasize the darker colors available and minimize the use of lighter yellows and grays in order to be more compatible with the tone of stonework common in the Historic District.

3) Mortar shall be colored to compliment the dominant stone color utilized in the final selection of the stone material.

4) Staff shall review and approve the stone color choice as well as any mortar color prior to installation.

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

None

**VOTE:**

Motion passed, 5-0.

**VI. OTHER BUSINESS**

None.

**VII. ADJOURNMENT**

There being no further business before the Commission, Vice Chair Walker adjourned the meeting at 7:19 p.m.

*Minutes submitted by Sherri Crowley*