



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, March 4, 2015 - 7:00 P.M.

I. CALL TO ORDER AND ELECTION OF OFFICERS

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, March 4, 2015, in Council Chambers at 606 Manitou Avenue. Chairperson Hyde called the meeting to order at 7:00pm. The following Commissioners attended:

PRESENT: Commissioner ANN NICHOLS
Commissioner MOLLY WINGATE
Commissioner NEALE MINCH
Chairperson ANNE HYDE

ABSENT: Commissioner TAMMILA WRIGHT (excused)
Vice Chair CYLINDA WALKER (excused)

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

Chairperson Hyde opened the floor for officer nominations.

ITEM 1. Election of CHAIR

MOTION:

Commissioner Nichols nominated Commissioner Walker, noting she currently served as Vice Chair.

SECOND:

Commissioner Wingate seconded the nomination.

DISCUSSION:

There were no further nominations.

VOTE:

Election approved, 4-0.

ITEM 2. Election of VICE CHAIR

MOTION:

Commissioner Nichols nominated Commissioner Minch as Vice Chair, noting he was the next in rotation.

SECOND:

Commissioner Wingate seconded the nomination.

DISCUSSION:

There were no further nominations.

VOTE:

Election approved, 4-0.

II. APPROVAL OF MINUTES

ITEM 2. February 5, 2014

MOTION:

Commissioner Wingate moved to approve the February Minutes as presented.

SECOND:

Commissioner Minch seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 4-0.

III. NOTICE OF COUNCIL ACTION

There was no council action to report.

Council Liaison Randy Hodges asked to address the Commission. Mr. Hodges explained the possible conflict of learning too much in the meetings if there were to be an appeal or an item that would appear before the Council. Councilman Hodges added if he attended meetings as he had been doing, when items came before Council he would have to recuse himself and would be unable to vote. Councilman Hodges felt it would be in the best interests of the Commission if he no longer attended the regular HPC meetings, however he would continue to attend worksessions and the annual retreat where there were no applications being heard. Mr. Hodges left the meeting at this point.

IV. UNFINISHED BUSINESS

ITEM 4. MCAC 1502 - Material Change of Appearance Certification (Demolition and New Construction - Public Hearing) - 903 High Road - Ryan Lloyd, Echo Architecture on behalf of Jeff & Sara Reindeer, Applicant

Senior Planner Michelle Anthony presented the staff report dated February 27, 2015.

Chairperson Hyde asked for clarification regarding the 5' yard side setback, asking if that would be allowed per the code. Senior Planner Michelle Anthony confirmed the HPC could allow up to a 5' side yard setback per the Zoning Code.

At this time, 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.

Ryan Lloyd, Echo Architecture, stated he had nothing new to add since the meeting the prior month. Mr. Lloyd felt Ms. Anthony's review was very thorough and he agreed with her findings.

Commissioner Wingate asked if Mr. Lloyd was comfortable with the conditions. Mr. Lloyd replied he was.

Chairperson Hyde opened the public hearing and asked for comments from the audience.

Walter Clavier, 153 Capitol Hill Avenue, stated he supported the demolition as the building was unsafe.

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

Chairperson Hyde said everything required had been provided and the paperwork was complete.

Commissioner Wingate agreed all the paperwork was complete, adding the checklist was helpful.

MOTION:

Commissioner Wingate moved to recommend to City Council approval of MCAC 1502 for the demolition of the existing cottage at 903 High Road as requested with the following findings:

- a. The physical work necessary to rehabilitate the structure is possible and therefore not the basis for demolition approval.
- b. An undue economic hardship to the applicant would result from denial of the demolition request.
- c. No feasible alternatives to demolition or reasonable mitigation measures are available to the applicant.
- d. The applicant would not enjoy reasonable economic return or use from the property should the demolition be denied.
- e. Although the structure is of a Contributing status within the Local Historic Preservation District, the extent of hardship resulting from denial of the demolition would exceed the historic value of the Resource.
- f. The hardship has not been created by the conduct of the applicant.

Further, Commissioner Wingate recommended the Commission approve the addition at 903 High Road with the finding the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations and with the following conditions:

- 1) The west side yard setback is allowed at 5' per the authority for the HPC to do so in the Zoning Code.
- 2) The materials are approved as specified.

3) The Applicant shall provide details for the Planning Staff's review and approval prior to issuance of a Manitou Springs Building Permit Application on the exterior lighting (location and design) and specifications for windows and doors verifying divided light grids are applied to the exteriors of all windows.

SECOND:

Commissioner Minch seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0

Ms. Anthony notified the applicant the demolition request would be presented to City Council on April 7, 2015.

V. NEW BUSINESS

ITEM 5. MCAC 1503 - Material Change of Appearance Certification (Attached Garage Construction) - 53 Grand Avenue- Lon Lutze, Applicant.

Senior Planner Michelle Anthony presented the memorandum dated March 3, 2015.

Chairperson Hyde asked if there were any questions for staff.

Commissioner Minch wanted to verify the existing garage doors would be replaced. Ms. Anthony replied they would be replaced.

Commissioner Minch wanted to understand the height of the garage. Ms. Anthony replied it would depend on how high the roof would be on the existing garage adding the roof was currently flat. Ms. Anthony stated since they are adding a pitch to the roof they would have some control over the height and suggested discussing with the applicant.

Lon and Kim Lutze, 53 Grand Avenue - Mr. Lutze stated he did not have much to add to what was presented except this was a continued effort to transform a six-plex into a duplex home. Mr. Lutze stated the added benefit of the new driveway would be that it would slope toward the street and this would assist drivers who use the driveway to turnaround and sometimes can't back-up the hill. The trash enclosure would be built into the soil, so the only part that would be seen would be the front gate. His idea was to make the enclosure bear proof. Regarding the retaining wall, it was currently rotting railroad ties and would be replaced with poured concrete covered in stucco.

Ms. Anthony stated stone or manufactured was usually required for retaining walls, however it would depend how visible this was whether stucco would be acceptable. It was determined the retaining wall would be visible to Grand Avenue and therefore stone cladding would be required. Mrs. Lutze noted they could match the manufactured stone used on their porch pillars. Mr. Lutze noted he purchased the last of the faux greenstone C&C Sand had at the time he did their porch, so he might need assistance from Staff.

Mr. Lutze asked if he was required to have colored concrete for the driveway. Ms. Anthony said any concrete visible from the street should be colored.

Mr. Lutze asked if the sidewalk should be colored as it was currently a gray color. Ms. Anthony stated only the sidewalks in the downtown area are required to be colored.

Mr. Lutze stated the site plan and drawings had been evolving. He passed out updated information to the commissioners noting the garage door would be a craftsman style but it did not show well in the drawings. Mr. Lutze addressed commissioner Minch's question regarding the height of the garage saying it would be approximately a foot lower than the house.

Chairperson Hyde asked for comments from the audience. Hearing none, the public hearing was closed.

Commissioner Wingate felt the garage will work and very much liked the plan.

Commissioner Nichols noted an additional condition should be added regarding the stone cladding required for the retaining wall. Ms. Anthony replied because the applicant was willing to cover the retaining wall in stone, she was comfortable with staff review and approval of the final material selection.

Chairperson Hyde asked if the driveway coloring should also be staff approved. Ms. Anthony replied yes.

MOTION:

Commissioner Wingate moved to approve MCAC 1503 for construction of a new, single car garage connecting the existing two-car garage and residence at 53 Grand Avenue, and including modification of the existing garage by the construction of a pitched roof where there is now a flat roof with the following conditions:

- 1) The Applicant shall submit specifications on the proposed garage doors for the review and approval of the Planning Staff prior to issuance of a building permit for the proposed construction. These doors will be important features which are highly visible parts of the Grand Avenue streetscape and a final design should be consistent with the examples provided at the time of application.
- 2) The Applicant shall submit specifications for the review and approval of the Planning staff on the stone, either manufactured or natural, required for the retaining wall.
- 3) The concrete driveway shall be colored as required by the design guidelines and utilizing the City's approved color mixture.

Commissioner Wingate further recommended the finding that, considering the existing property development the overall proposal is consistent with the purpose of the Historic Preservation Regulations by encouraging private ownership and use of properties within the Historic District.

SECOND:

Chairperson Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 6. MCAC 1504 – Maintenance Mini Grant Application (Wooden Storm Windows) - 37 Washington Avenue – Gary and Karen Michels, Applicants

Senior Planner Michelle Anthony presented the memorandum dated February 26, 2015.

Chairperson Hyde asked if there were any questions for staff. Hearing none, the applicant was invited to the podium.

Karen Michels, 37 Washington Avenue, shared with the commission the only concern she had would be the scheduling of the project. The manufacturer has a large backlog and had not yet asked her for a deposit. She felt the project could start in May or June but was concerned with the time limit for the grant of six months.

Senior Planner Michelle Anthony stated she could bring the item back for an extension with no problem.

Commissioner Wingate stated she was grateful beyond words for the maintenance of a wonderful property.

MOTION:

Commissioner Wingate moved to approve MCAC 1504 for a \$500 maintenance mini-grant to help with the cost to manufacture of historically, accurate wooden storm windows for the property.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 7. MCAC 1505 - Material Change of Appearance Certification (New Multi-Family Construction) - 119 Lovers Lane - John Wheeler, Architect, on behalf of Steve Karr, Applicant

MOTION:

Commissioner Wingate moved to postpone MCAC 1505 to the April meeting.

SECOND:

Chairperson Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 8. MCAC 1506 - Material Change of Appearance Certification (Demolition and New Construction - Initial Meeting) - 212 Illinois Avenue - Hillory Davis, Applicant.

Senior Planner Michelle Anthony presented the staff report dated February 26, 2015.

Chairperson Hyde asked if there were any questions for staff.

Commissioner Minch asked if the property consisted of Lot 7 and Lot 8. Ms. Anthony replied it did and the applicant would be processing a minor subdivision to make the property into one, whole lot.

Commissioner Minch asked about the stone fireplace as the plan seemed to have a note the applicant intended to keep it. Ms. Anthony replied yes, if it was possible, the applicant would like to keep the fireplace.

Commissioner Wingate noted the letter from the bank only spoke of prequalification for the land but not the new construction and she wanted to bring this up so that the applicant wasn't found to be short on the requirements and the public hearing.

Hillory Davis, 1435 Mount Woodmen Court, said she met with Engineer who did a full evaluation and would submit that to Staff as soon as she received it. The engineer told her the 4 x1 beams were not to code as well as the ceiling height. Also there is no foundation and the siding is rotting away. The engineer stated he would also help her discuss rehabilitation costs with a contractor. Ms. Davis stated she received the bank approval for the new construction and will submit that letter as well. She decided to go ahead and have architectural plans drawn up and would be able to get the information in before the next meeting.

Ms. Anthony asked the applicant if she was confident she would be able to provide all the information by the date they had discussed. Ms. Davis replied she would be able to meet the deadline. Ms. Anthony suggested it might be helpful to the applicant to review an application that had been successful

Chairperson Hyde asked the applicant if she felt comfortable with the requirements. Ms. Davis replied yes adding her realtor had been very helpful and she would make sure all requirements are met. Ms. Davis stated her neighbors were in support of her project.

Walter Clavier, 153 Capitol Hill Avenue, stated he had owned the property previously and dug a trench under the house, finding there were coffee cans with concrete as the foundation under the house.

Commissioner Nichols was in agreement of staff's recommendation the inventory form was not needed and the list of required information as outlined would suffice. She encouraged the applicant to review past applications as examples.

At this time, the Commissioners scheduled the site visit for 2:00pm on March 18, 2015.

MOTION:

Chairperson Hyde moved to set the public hearing for April 1, 2015 at 7:00pm provided all necessary documentation was submitted to staff on or before March 13, 2015.

SECOND:

Commissioner Minch seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0

VI. OTHER BUSINESS

ITEM 9. Certified Local Government Evaluation – Presentation of Information – Patrick Eidman, Historic Preservation Technical Outreach and CLG Coordinator, History Colorado, OAHP

Senior Planner Michelle Anthony introduced Patrick Eidman from the Office of Archeology and Historic Preservation at History Colorado. Ms Anthony stated Mr. Eidman’s office coordinates visits and does an onsite evaluation of all the CLG’s every four years.

Mr. Eidman discussed the history of the Certified Local Government program, noting there were currently 51 CLG’s in Colorado. Mr. Eidman noted the number of CLG’s had grown however the grant money had not. There was approximately \$160,000.00 in CLG grants paid out the previous year. Mr. Eidman thanked the Commissioners and staff for their dedication. Mr. Eidman discussed tax credits and stated property owners could contact his office regarding those. There had been dramatic changes to the Tax Credit program which were still being figured out.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Hyde adjourned the meeting at 9:11 p.m.

Minutes submitted by Sherri Crowley, Planning Technician