



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, April 1, 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, April 1, 2015, in Council Chambers at 606 Manitou Avenue. Chairperson Walker called the meeting to order at 7:00pm. The following Commissioners attended:

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

ABSENT: Commissioner TAMMILA WRIGHT (excused)

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

I. APPROVAL OF MINUTES

ITEM 1. March 4, 2015

MOTION:

Commissioner Nichols moved to approve the March 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. Chairperson Walker abstained as she was not present for the March meeting.

III. NOTICE OF COUNCIL ACTION

ITEM 2. 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 Riendeau, Applicant. *This item was to be heard at the Regular April 7, 2015 City Council meeting.*

At this time, Chairperson Walker 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.

IV. UNFINISHED BUSINESS

ITEM 3. MCAC 1506 - Material Change of Appearance Certification (Demolition and New Construction - Public Hearing) - 212 Illinois Avenue - Hillory Davis, Applicant

MOTION:

Commissioner Wingate moved to postpone MCAC 1506 to a Special Meeting on April 22, 2015, at 7:00pm.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0.

Commissioner Minch suggested changing the agenda to hear Item 5 before Item 4.

MOTION:

Commissioner Minch moved to hear MCAC 1507 under New Business before MCAC 1505.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0

V. NEW BUSINESS

ITEM 5. MCAC 1507 - Maintenance Mini Grant Application (New Roof) - 24 Fountain Place – Zvia Bird, Applicant.

Senior Planner Michelle Planner presented the Memorandum dated March 27, 2015.

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

Zvia Bird, 24 Fountain Place, brought a sample of the roofing material she would like to use and talked about her contractor of choice, Premium Roofing of Colorado Springs. She noted this Contractor was licensed, insured and a Colorado native who had done other projects in Manitou.

Ms. Anthony stated either the hail resistant or the more standard composition roofing would work well.

Commissioner Nichols stated the proposal looked good.

Chairperson Walker asked if there would be any public comment, hearing none the meeting was closed to the public.

Commissioner Wingate stated this was a great project and exactly what the maintenance mini grant was intended for.

MOTION:

Commissioner Wingate moved to approve MCAC 1507 for a Maintenance Mini Grant Application to apply a New Roof at 24 Fountain Place.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0.

IV. UNFINISHED BUSINESS (continued)

ITEM 4. MCAC 1505 - Material Change of Appearance Certification (New Multi-Family Construction) - 119 Lovers Lane - John Wheeler, Architect, on behalf of Steve Karr, Applicant.

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

Chairperson Walker asked if there were any questions for staff.

Commissioner Minch asked if the front of the building met the existing edge of the street. Ms. Anthony replied the structure would be 10' back from the front property line, adding the zoning setback would not allow them to come to the street edge.

Mr. Minch asked what the surface would be. Ms. Anthony stated she believed part of the frontage would be the driveway and there would be some landscaping in front of the eastern unit.

Chairperson Walker invited the applicant to the podium.

Todd Liming of Planning Matters residing at 438 N. Prospect, Colorado Springs, stated he was the Project Planner. Mr. Liming stated he and Mr. Karr had worked on this project for the past seven years and

provided history and insight regarding how the project had evolved over time. Mr. Liming stated he concurred with the staff report and commented that everything was written very clear and thanked staff for the consistency during the project. Mr. Liming respectfully requested approval of MCAC 1505.

John Wheeler, Architect, 1813 Grant Avenue, Colorado Springs, stated he used the Washington Avenue description of larger size units in an attempt to make three units look like one large house with a central access stairway. It was at this point everyone decided to cut the three units into two units. One of the difficulties on this site was the steep, and probably all bedrock, hillside. Rather than work at stone removal they were attempting to step the building up the hill. This is why the units begin with living space on the right hand unit at grade level with parking on either side. The crowning unit is up on the left hand side which is the second story unit that steps up the hill. It has a walk out onto a back deck, although Mr. Wheeler noted a patio would not require a variance. His intention was to go just to the property line because they needed to hit that grade so the building would not need to ask for the 5' extra height. In planning the west unit he was still a foot below the allowable height however because of the flood plain, it was raised up a foot. Mr. Wheeler stated he used all the height available. Mr. Wheeler stated the Tuten house on Washington Avenue was the best example he had seen of Arts and Crafts style in the area and followed that as a guideline for his project. Mr. Wheeler was appreciative that Staff would be actively involved with all final material selections.

Commissioner Minch noted above the garage line it appeared open between the two buildings. Mr. Wheeler showed the floor plan for the units saying coming from each main level beginning from the interior of the unit coming down to a landing then turning one way to one garage and the other way to the other garage. Mr. Wheeler said that would be an enclosed, sheltered space with a flat roof however what you see is the height of a 6' wall which could be made to look like a garden wall or a fence.

There was discussion among the commissioners about how well they expected the project to turn out and about it being a standard for multi housing units in the future.

Chairperson Walker asked if there were comments from the audience. Hearing none she closed the public hearing.

Chairperson Walker stated staff did a great job with the recommendations and helping the applicant meet the requirements.

MOTION:

Commissioner Wingate moved to approve MCAC 1505 for construction of a two-unit building at 119 Lovers Lane as proposed and amended by the following conditions:

1. A 5' side setback along the western property line is approved by the Historic Preservation Commission as is allowed in the Manitou Springs Zoning Code.
2. All windows with divided lights shall have exterior grids in order to not lose this detail to reflection.
3. All clapboard siding shall have a smooth finish (no wood grain).
4. Window/door trim and corner boards shall be no less than 4" in width and have a smooth finish.
5. The design of the entry doors for each unit shall be different and this information and the proposed materials shall be provided for Staff review and approval.
6. Design and materials details shall be provided for the iron and other railings on eastern unit. Railings should be constructed in a traditional style (simple square balusters, spaced closely and placed between hand and foot rails). No California-style deck railings.

7. The design(s) and locations of all exterior lighting shall be provided for Staff review and approval prior to issuance of a Building Permit. The same lighting fixtures may be used throughout the building if they are subtle and not highly visible. Fixtures which are more of a design features should be different on each unit in order to enhance their individuality.
8. All areas of concrete visible to Lovers Lane, including large expanses of foundation shall be identified on the Building Plans and shall be either integrally colored or clad in the approved stone (as may be appropriate or required by Staff).

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

Commissioner Wingate stated this proposal was consistent with the Guidelines for new construction in the historic district for multi-family units.

VOTE:

Motion passed, 5-0.

VI. OTHER BUSINESS

ITEM 6. Discussion Regarding Preservation Honor Awards and Preservation Month Activities.

Staff suggested putting this item on the April 22 Special Meeting to allow information to be prepared for the Commissioners and, since that would be a short meeting, there would be plenty of time to discuss. The Commission agreed.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Walker adjourned the meeting at 8:09p.m.

Minutes submitted by Sherri Crowley, Planning Technician