



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, April 22, 2015 - 7:00 P.M.**

I. CALL TO ORDER

The Special Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, April 22, 2015, in Council Chambers at 606 Manitou Avenue. Chairperson Walker called the meeting to order at 7:03pm. 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

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.

II. UNFINISHED BUSINESS

ITEM 1. MCAC 1506 - Material Change of Appearance Certification (Demolition and New Construction - Public Hearing) - 212 Illinois Avenue - Hillory Davis, Applicant.

Senior Planner Michelle Anthony presented the staff report dated April 17, 2015.

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

Hillary Davis, 1435 Mount Woodman Court, Colorado Springs, stated she realized the house looked like a duplex but that was not her intention. She was not trying to build a duplex but an area for visiting parents and other family coming in from Australia. Ms. Davis indicated she had made few modifications to the plan and wanted everyone to know she was still working on it and would not put a kitchenette in as currently shown. She noted they would keep the two larger bedrooms, rather than three as she initially has thought she might build and hoped she would get to something everyone would like.

Ms. Anthony stated the issue of a duplex was not for the Historic Preservation Commission, but was related to zoning and when a second kitchen is put in with a separate outdoor entrance it makes the house a duplex. Ms. Anthony stated that did not mean there could not be a counter with a toaster and coffee pot to serve the lower level Master Bedroom.

Chairperson Walker asked if there were any questions for the applicant.

Commissioner Nichols asked Mr. Lloyd about the economic feasibility and the \$196,000 deficit. Ryan Lloyd, Echo Architecture, 4 South Wahsatch Avenue, Colorado Springs, responded that the number was incorrect and apologized. The corrected number should have been \$33,200.00.

Commissioner Minch asked what was the motivation for the metal roof. Ms. Davis stated she had read a few things about solar energy indicating the panels could be tucked into the metal roof. She said it was mostly about choosing sustainable green options; trying to find a way to do solar without solar panels.

Ms. Anthony stated the Commission had approved solar panels as long as they are installed appropriately per the Guidelines and noted there are solar shingles, which the Commission had not yet seen an application for, but she was sure it could be reviewed. Ms. Anthony noted that metal roofing is not necessary for solar installation and there are other metal roof options besides standing seam that would meet the Guidelines.

Commissioner Minch asked about the stone walls shown on the elevations, which would take a lot of stone. Mr. Lloyd said the rendering were not accurate in that regard and the walls looked taller than they would actually be. He noted all the stone along the front of the property existed. The stone around the patio was put in to make the topography work in the model. They planned to keep the stone chimney and stone retaining walls in the front. There will be minor retaining to make the patio work and he hoped to harvest stone onsite during excavation. The renderings showed a bit more stone than what there would actually be.

Mr. Lloyd said they agree with the list of conditions and confirmed the house would not be a duplex and they would comply with all requirements.

Chairperson Walker asked if there were any questions from the audience.

Walter Clavier, 153 Capitol Hill Avenue, said the concern he and other neighbors had when they saw the duplex was if the house sold there would be five cars out front using a very narrow street. Mr. Clavier asked if the applicant turned in plans showing this was not a duplex, then it wouldn't need a variance for the smaller lot size. Ms. Anthony confirmed this.

Chairperson Walker asked if there were any questions for the applicant. Hearing none, the meeting was closed to the public.

Commissioner Wingate said she thought this was a nice improvement to the area.

DEMOLITION

MOTION:

Commissioner Nichols moved to recommend approval of MCAC 1506 for demolition of the existing structure at 212 Illinois Avenue with the following findings.

- a. The physical work necessary to rehabilitate the structure is not possible and therefore is 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. Whether or not the structure is of a Contributing status within the Local Historic Preservation District is questionable and the extent of hardship resulting from denial of the demolition would exceed any historic value of the Resource.
- f. The hardship has not been created by the conduct of the applicant.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0.

NEW CONSTRUCTION

MOTION:

Commissioner Hyde moved to recommend approval of the proposed construction at 212 Illinois Avenue 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 standing seam metal roof material is not approved. An alternative meeting the purpose and intent of the Design Guidelines and compatible in texture and color with the contributing resources within the sub district shall be provided for Staff's review and approval.
- 2) The Applicant shall provide details for the Planning Staff's review and approval prior to issuance of a Manitou Springs Building Permit Application on:
 - exterior lighting (location and design)
 - specifications for windows and doors verifying divided light grids are applied to the exteriors of all windows
 - all concrete walkways, driveways, patios, etc. visible from the street shall be colored per the City's approved mix
 - mortar used in new and repaired stonework shall be specified to match and blend with the historic mortar color
 - stone to be used on all new retaining walls shall be specified to confirm a close match to the existing, natural stone material
 - the materials for the deck support posts and bases

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0

III. OTHER BUSINESS

ITEM 2. Discussion Regarding Preservation Honor Awards and Preservation Month Activities.

Senior Planner Michelle Anthony presented the memorandum dated April 22, 2015. Chairperson Walker stated she would not be able to attend the Honor Awards Reception on May 21. The commissioners discussed the list of potential Honor Awardees. Staff agreed to send out a table of nominations to allow each member to “vote” informally and then this would be ratified at the May meeting.

IV. ADJOURNMENT

There being no further business before the Commission, Chairperson Walker adjourned the meeting at 7:57p.m.

Minutes submitted by Sherri Crowley, Planning Technician