



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, May 6, 2015 - 7:00 P.M.

I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, May 6, 2015, in Council Chambers at 606 Manitou Avenue. Chairperson Walker called the meeting to order at 7:05pm. The following Commissioners attended:

PRESENT: Commissioner ANN NICHOLS
Chair CYLINDA WALKER
Commissioner TAMMILA WRIGHT
Commissioner ANNE HYDE
Commissioner MOLLY WINGATE

ABSENT: Vice Chair NEALE MINCH (Excused)

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

II. APPROVAL OF MINUTES

ITEM 1. April 1, 2015

MOTION:

Commissioner Nichols noted Item 1 of the April agenda included Election of Officers which was in March should be removed. Commissioner Nichols moved to approve the April 1, 2015 Minutes with the noted change.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 3-0. Commissioner Wright abstained as she was not present for the April 1st meeting.

ITEM 2. April 22, 2015- Special Meeting

MOTION:

Commissioner Nichols moved to approve the April 22, 2015 Minutes as presented.

SECOND:

Chairperson Walker seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 3-0. Commissioner Wright abstained as she was not present for the April 22 meeting.

III. NOTICE OF COUNCIL ACTION

ITEM 3. Preservation Month Proclamation. *This item was unanimously approved at the May 5 City Council meeting.*

ITEM 4. HPC Rules of Procedure. *This item was unanimously approved at the May 5 City Council meeting.*

ITEM 5. MCAC 1506 - Material Change of Appearance Certification (Demolition and New Construction - Public Hearing) - 212 Illinois Avenue - Hillory Davis, Applicant. *This item was approved as recommended at the May 5 City Council meeting.*

IV. UNFINISHED BUSINESS

There was no Unfinished Business to consider.

V. NEW BUSINESS

ITEM 6. MCAC 1508 - Material Change of Appearance Certification (Exterior Alteration - Deck and Door Replacement) - 823 Duclo Avenue #3 - Douglass K. Edmondson on behalf of Treasure Tree Properties, Applicant.

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.

Senior Planner Michelle Anthony presented the staff report dated May 1, 2015.

Commissioner Wingate arrived at 7:10pm during Ms. Anthony's presentation.

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

Douglass Keithley Edmondson, 7 Keithley Road, thanked Ms. Anthony for all her work. Mr. Edmondson stated the front of the building is setback 68' from the curb and had, he believed, a 5' clearance to the main house. Mr. Edmondson stated he would present full plans to the Planning Department soon, as he also had to provide these for Regional Building. Regarding the lattice work, Mr. Edmondson stated he would, particularly at the corners, be sure they are in line with the 1880's design. Mr. Edmondson said he found the original front door in the back garage under a pile of old doors and expressed he felt very fortunate to find it. He had already purchased tempered glass for the door as required by code. Mr. Edmondson stated

permits have been purchased to restore the exterior of the main house having torn off all the aluminum siding. In doing so, he discovered the original 1885 lap siding with about 90% of it being intact and would be restoring the building to its original appearance from 130 years ago.

Commissioner Wingate said it was encouraging to hear the siding had been removed and the lap was still in such good shape.

Mr. Edmondson stated this property would become a premier property in Manitou Springs adding he was able to acquire some Manitou greenstone and he would remove the stucco finish on an old concrete wall in the front intended order to face it with Manitou greenstone. Mr. Edmondson said the building exterior would be as original as possible. Mr. Edmondson thanked the commission for their recommendation adding his client would be very happy.

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

Ms. Anthony wanted to encourage Mr. Edmondson to request an application for the \$500 Maintenance Mini-Grant on behalf of his client for restoring the wall in the front.

Commissioner Wingate asked if there were grants available for the restoration of the exterior. Ms. Anthony replied there are tax credits however the property owner would have to have a State Income Tax liability and many people do not owe state taxes. Ms. Anthony stated there are new updates that make State Tax Credits sellable which would allow them to be used by many more people.

Chairperson Walked asked for any public comment. Hearing none, the meeting was closed to the public.

Commissioner Wingate stated this would be a nice improvement as that portion of Duclou had been less than gorgeous in the past and this would resolve some of the eye sore issues and spur others to also begin improvements.

MOTION:

Commissioner Wingate moved to approve MCAC 1508 with the finding the request is consistent with the purpose of the Historic Preservation Regulations by encouraging and fostering private rehabilitation and ownership (use) of historic properties and under the following conditions:

- 1) The proposed deck shall be allowed with a 5' side setback.
- 2) The area under the deck will be screened with lattice such that the supports are shielded from view.
- 3) A detailed railing drawing shall be submitted at the time of Building Permit Application showing the construction of the railing, with the spacing of the balusters no greater than 6" on center.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0.

VI. OTHER BUSINESS

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

Planner Michelle Anthony discussed the balloting sheet for the Honor Award nominations and that based on the Commission's feedback the full slate of nominations were approved. The Commissioners agreed with this. Ms. Anthony said she would move forward with notifying the Honor Award recipients and getting invitations in the mail. Ms. Anthony said the SunWater Spa was booked as the award ceremony venue.

Chairperson Walker said she was tasked to call the Elementary School regarding a coloring contest and she was not able to accomplish that, adding the children would be out of school and there would not have been enough time to put this together anyway. Ms. Anthony said maybe we could look at that for next year and begin planning in April. Commissioner Wingate suggested putting the item on the March agenda. Ms. Anthony discussed the possibility of other creative ways to involve children in Preservation Month, such as creating a box town.

Ms. Anthony mentioned the City's upcoming Master Plan process, noting Historic Preservation was an important element and she wanted to make sure that HPC was represented on the advisory committee and in the public meetings.

Chairperson Walker discussed several people are working on a Heritage Brew Fest which will be a fundraiser for the Heritage Center.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Walker adjourned the meeting at 7:39p.m.

Minutes submitted by Sherri Crowley, Planning Technician