



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**WEDNESDAY, September 2, 2015 - 7:00 P.M.**

**I. CALL TO ORDER**

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, September 2, 2015, in Council Chambers at 606 Manitou Avenue. Chairman Minch called the meeting to order at 7:02pm. The following Commissioners attended:

**PRESENT:** Vice Chair ANN NICHOLS  
Commissioner ROGER ARMSTRONG  
Commissioner TAMMILA WRIGHT  
Chair NEALE MINCH

**ABSENT:** Commissioner MOLLY WINGATE (Excused)

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

**GUESTS:** Councilman Randy Hodges

**I. APPROVAL OF MINUTES**

**ITEM 1.** August 5, 2015

**MOTION:**

Vice Chair Nichols moved to accept the August Minutes as presented.

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

There was no discussion regarding the minutes or the motion.

**VOTE:**

Motion passed, 3-0. Chair Minch abstained as he was not present for the August meeting.

**III. NOTICE OF COUNCIL ACTION**

**ITEM 2.** Request for City Application for State Historic Fund Grant – 717-719 Manitou Avenue (Wheeler Bank Building) – Priscilla and Michael Barsotti, Applicants. At the regular August 18, 2015, meeting the City Council approved the request, 7-0.

#### **IV. UNFINISHED BUSINESS**

##### **ITEM 3. MCAC 1509** - Material Change of Appearance Certification (Demolition and New Construction - Public Hearing) - 1019 Midland Avenue - Rick Hillman, Applicant

Senior Planner Michelle Anthony explained an application for demolition was made in May of 2015. There was an initial meeting at which time the application was found to be incomplete. The applicant was told by staff and the commission what would be required to complete the application. Sometime later the applicant informed staff of his decision to rehabilitate rather than demolish the structure. Ms. Anthony related that a few weeks before the meeting, a contractor requested a demolition permit and was told this would not be issued until the request was heard by the Commission and City Council. Staff visited the following Monday and found the house was gone, with only one wall standing. The applicant was informed he would receive a summons to appear in Municipal Court and the code allowed up to a 10 year moratorium on any building permits on that property. Staff told the Commission the current application was moot and should be postponed indefinitely and they would see a future MCAC for new construction at such time as the property was eligible for this.

##### **MOTION:**

Vice Chair Nichols moved to postpone MCAC 1509 indefinitely.

##### **SECOND:**

Commissioner Armstrong seconded the motion.

##### **DISCUSSION:**

Jeff Gambs, 1021-1023 Midland Avenue, stated he had learned from what had happened on his neighbor's property. Mr. Gambs referred to the legal description of the lot as Thompson's Addition, Block 3, Lot 1. He stated he owned Lots 2, 3, 4 & 5 of this block, noting he wanted to buy the adjacent property years ago. Mr. Gambs asked if 1019 Midland Avenue was zoned Hillside Low Density Residential (HLDR) or General Residential. Anthony replied it was HLDR.

Chairman Minch suggested if Mr. Gambs had more questions he should speak with the Planning Department as they were the resource for getting information.

##### **VOTE:**

Motion to postpone indefinitely passed, 4-0.

#### **V. NEW BUSINESS**

*At this time, Chair person Minch 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.*

##### **ITEM 4. MCAC 1520** - Material Change of Appearance Certification (New Detached Garage) - 903 High Road - Ryan Lloyd of Echo Architecture on behalf of Jeff and Sara Riendeau, Applicant.

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

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

Ryan Lloyd, 202 Echo Lane, Colorado Springs, stated staff presented the project very well and he did not have anything to add. He wanted to clarify the stone retaining walls would be constructed of material salvaged from what they were moving for the garage. Mr. Lloyd said he anticipated no manufactured stone for retaining walls. He inquired regarding the foundation facing Tio Road where manufactured stone would be planned and if the exposed area could be reduced to the point there was no exposed concrete to cover, would that be acceptable. Ms. Anthony replied the Commission had allowed that before - if there was over six inches of exposed foundation then it should be clad in stone.

Mr. Lloyd said that would be a field decision, however if he did need to cover the cement he would submit the selected stone.

Chairperson Minch asked if there were any questions.

Commissioner Wright liked how Mr. Lloyd broke up the mass with all the different windows and textures.

Chairperson Minch asked if there was any public comment. Hearing none, the Public Hearing was closed.

Chairperson Minch commented the garage had been brought up previously during the hearing for demolition, therefore it was not a surprise.

Vice Chair Nichols said it was a nice design adding everything they had done upgraded the property..

**MOTION:**

Commissioner Armstrong moved to approve MCAC 1520 for construction of a two-car garage as proposed, with the condition the final stone veneer selection be provided for Staff review and approval. Commissioner Armstrong noted the siting is the only reasonable location on the property and although the building will be visible from Tio Road, this is a secondary frontage and in the area where the current driveway is located. The design of the garage is consistent with the Design Guidelines and the overall proposal meets the purpose of the Historic Preservation Regulations by encouraging private ownership and use of properties within the District.

**SECOND:**

Vice Chair Nichols seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 4-0.

**VI. OTHER BUSINESS**

**ITEM 5.** Scheduling of Worksession Regarding Amendments to Incentives Section of the Historic Preservation Regulations

Chairperson Minch asked if the Commission was ready to settle on a Worksession date and noted he would be absent for the October meeting.

Senior Planner Michelle Anthony said the timeframe for scheduling a Worksession was up to the Commissioners and she felt they should work toward that. Ms. Anthony said at the last council meeting, they did approve the moratorium on incentives which gave six months from September 1, 2015.

Commissioner Nichols suggested some research be done in advance to make the worksession more productive, such as looking at what other CLG's offer in incentives. She noted just going on websites it was difficult to find information. Ms. Nichols asked Staff if an email could be sent out to other CLG's asking those with incentives to share what they are.

Commissioner Wright suggested there could be different levels of incentives and agreed with Commissioner Nichols, the research could take a long time.

Chairperson Minch asked how the issue came about. Commissioner Nichols informed him that the Summit Ministries recently requested a \$21,000 refund for water improvement fees under the current incentives program.

Ms. Anthony said the amount was substantial, however they were putting a lot of money into the property and that was put into perspective, it made more sense. The issue was not only the actual incentive but also how the City does them – the mechanism - and who can get incentives, how people apply, and the type of notice they need to give. Ms. Anthony added if the City had been on notice about the Summit's intention to request incentives when they went through the design review for the project, the City could have estimated the amount and allowed for this the budget. When this type of amount comes up a few years later, it is daunting.

Commissioner Wright asked if there could be a different program for commercial and residential properties. Ms. Anthony replied that was possible.

Commissioner Nichols suggested until the Commission got insight into what other Colorado Certified Local Governments are doing, they would just be spinning their wheels. She again suggested Staff send an email and see what responses come forward.

Commissioner Wright felt most of the other communities simply used the state tax incentives and hoped for some creative alternatives.

Commissioner Nichols suggested rebating sales and use tax and noted Boulder restricted this to landmark properties, She noted Manitou Springs does not have landmark properties but currently, as long as the property is in the historic district, a brand new house could get the same incentives as an historic property.

Ms. Anthony asked the Commission to think about should the City be giving incentives to some items that are staff approved, should it only for historic structures. These are types of items needed to be considered and it would be very helpful if Commissioners would come to the worksession with ideas.

Commissioner Wright gave kudos to California for starting the trend of educating people about the fact some of the historic building materials used actually had better energy saving properties.

Ms. Anthony felt the Commission might find some of the incentives currently offered were fairly standard across the country; however if rarer incentives could be found that could be beneficial to the program. Ms. Anthony noted again that aside from the incentive, how they are administered needs attention; adding there had never been a form so people could request incentives. She suggested the incentives form could be included in the application packet.

Mr. Minch summarized it was not just what the incentives are; it's what the process is for administration and execution of them.

Vice Chair Nichols suggested October for the worksession. Chairman Minch suggested Wednesday, October 28, 2015 at 6:00pm and noted he would not be at the October 7 Regular Meeting.

Ms. Anthony provided a brief update on the DOLA needs assessment of the City Hall building. She noted she and the Planning Director had requested an Elevation Certificate be done for the building as some of the flood level information was simply a guess and real information was necessary.

Ms. Anthony added a friend recently emailed information regarding the CCC in Manitou from 1936 which verified the current City Hall building housed the CCC headquarters. There were pictures and names of employees and managers. Ms. Anthony felt this information could be enough to qualify the building for National Register designation.

## **VII. ADJOURNMENT**

There being no further business before the Commission, Chair person Minch adjourned the meeting at 8:45p.m.

*Minutes submitted by Sherri Crowley, Planning Technician*