



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

I. CALL TO ORDER

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

PRESENT: Vice Chair ANN NICHOLS
Commissioner ROGER ARMSTRONG
Commissioner TAMMILA WRIGHT
Commissioner MOLLY WINGATE

ABSENT: Chair NEALE MINCH (Excused)

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

GUESTS: Councilman Randy Hodges

I. APPROVAL OF MINUTES

ITEM 1. September 2, 2015

MOTION:

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

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

None

VOTE:

The motion passed 3-0. Commissioner Wingate abstained as she was not present for the meeting.

III. NOTICE OF COUNCIL ACTION

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

ITEM 2. MCAC 1522 - Material Change of Appearance Certification (Create 9'x 16' Parking Space) - 963 Osage Avenue - Michael Childs, Applicant (**POSTPONE INDEFINITELY - WITHDRAWN**)

MOTION:

Commissioner Wingate moved to postpone indefinitely MCAC 1522.

SECOND:

Vice Chair Nichols seconded the motion.

DISCUSSION:

None

VOTE:

The motion passed 4-0.

At this time, Commissioner Wingate 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 3. MCAC 1523 - Material Change of Appearance Certification (Replacement Windows) - 125 Ruxton Avenue - Kolm Living Trust, Applicant.

Senior Planner Michelle Anthony presented the staff report dated October 2, 2015.

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

Patty Hickox, 1281 Amsterdam Drive, Colorado Springs said she lived in the house at 125 Ruxton which was built by her grandfather and had been in her family for many years.

Ms. Hickox confirmed the new windows had not yet been built and explained how important it was to her to keep the integrity and the look of the house. She had contacted the Window Guru who was the only window restoration person in Colorado Springs. The Window Guru said he could not help her fix them, it was out of his realm. Ms. Hickox then contacted people in Denver and they were too expensive. This house means a lot to her. Ms. Hickox said the wooden windows that are there now do not operate, they do not open. In looking for replacement windows, she wanted something that would look the same but be made from more efficient materials. Ms. Hickox then got a bid from Window World for double sash windows saying the material would change but the look of the house would not.

Commissioner Wingate said she could not estimate the condition of the windows currently adding it would be helpful in decision making if the applicant would provide information as listed on page three of the staff report. Those items are: photos documenting the window conditions, provide graphing and written window specifications documenting the existing windows and the proposed replacements and provide a sample replacement. Ms. Wingate said to the applicant if you are not going to consider repairing the windows, we need this information.

Vice Chair Nichols said this request was concerning the two street-facing windows. Ms. Nichols said it sounded to her the applicant had attempted to find someone who could repair the existing windows and they either are not willing to do so or the cost to do so was exorbitant.

The applicant replied the gentlemen in Denver said a project such as this one could range from two to six weeks with no guarantee of success. This is why she opted to work with Window World.

Senior Planner Michelle Anthony asked about the Window Guru. The applicant replied they were the only business in Colorado Springs who even offered restoration possibilities. The applicant said she simply went through the yellow pages trying to find anyone who mentioned restoration. Ms. Anthony said very few will do window rehabilitation because it is not a high dollar item for them. Most of the time a competent handyman can do the job adding most companies will try to talk you into replacing them.

Commissioner Wingate said vinyl windows do not hold up and the replacement time will be shockingly soon especially if they get direct sun. They warp and melt. She would be remiss not to let the applicant know these windows will not last long. If she wanted to gain efficiency, Ms. Wingate said sometimes putting in more insulation is much better than changing windows.

Commissioner Wingate was curious if the applicant was willing to consider not using vinyl for the two front windows. The applicant replied she would be open to that but she is not sure what materials are good or bad and the folks at Window World made her feel very comfortable with everything they explained.

Ms. Anthony asked if the pictures she provided were of windows at Window World. The applicant replied yes. The windows she planned for the front windows have no grids. Ms. Anthony asked if the applicant did any comparison regarding the thickness of the sash material around the glass. The applicant replied yes, it is very close.

Commissioner Wingate asked if there were any further questions.

Vice Chair Nichols asked Ms. Anthony if she felt she had enough information. Ms. Anthony felt the documentation was necessary saying that is what has been required of other applicants. Ms. Nichols said it is important to recognize that the commission would not be able to make a decision tonight and asked the applicant to provide the three items noted in the staff report.

Commissioner Wingate asked if there was any public comment. Hearing none, the meeting was closed to the public.

Vice Chair Nichols felt the applicant did a significant amount of research and the applicant is willing to demonstrate the poor condition of the windows by photograph and show the replacement windows she is suggesting meets the specification of the existing window. Ms. Nichols felt the request should be postponed until such time as the applicant could bring the requested information for review.

Commissioner Wingate asked if this could the approval be left to staff rather than the applicant waiting until the next meeting.

Vice Chair Nichols felt that was a good idea and if it satisfied staff, it would satisfy her.

Ms. Anthony said if you allow the materials as long as staff confirms the specifications closely match, she would be willing to do that, however, the applicant should understand that if staff had any question, it would go back to the commission for their advisement.

MOTION:

Vice Chair Nichols moved to approve MCAC 1523 with the conditions:

- 1) Provide detailed photos documenting the window conditions.
- 2) Provide graphic and written window specifications documenting the existing windows and the proposed replacements.
- 3) Provide a sample replacement window that matches the design of existing, historic units, or at least illustrates the features of the proposed replacements.
- 4) If all of the above meets with staff approval, the commission will leave the decision to staff. If the information is not satisfactory, the item will be referred back to the commission.

Finding:

- 1) Given the distance from the street and the lack of visibility of the windows while we would prefer a different approach, we will accept replacement of the old front two old windows.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

Commissioner Wingate wanted to amend by adding wholesale replacement windows in any Historic District is not the desired outcome however most of the windows, in this case, are not visible from the street and those that are visible from the street are a good distance and elevation from the street. These are mitigating factors in this decision.

VOTE:

The motion passed 4-0.

ITEM 4. MCAC 1524 – Maintenance Mini-Grant (Stone Wall Repair) - 7 Washington Avenue - Amir Safayan, Applicant

Senior Planner Michelle Anthony presented the staff report dated October 2, 2015.

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

Amir Safayan 1314 N. Tejon St., Colorado Springs said Rusty is the name of the stone mason. Mr. Safayan said the wall is in very bad condition due to excessive rain. The wall is the reason he purchased the house. He hopes to convince his wife to move there eventually. The work has to be done, there is no choice.

Commissioner Wingate asked if there would be any public comment. Hearing none, the meeting was closed to public comment.

All the commissioners agreed this was a good project and said they were glad the applicant is doing this.

MOTION:

Commissioner Wright moved to approve MCAC 1524 - Maintenance Mini-Grant at 7 Washington Avenue.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

None.

VOTE:

The motion passed 4-0.

Mr. Safayan thanked the Commissioners.

VI. OTHER BUSINESS

ITEM 5. Reminder Regarding Preservation Incentives Work session on October 28, 2015, at 6:00 pm.

Ms. Anthony said she came across some incentive information and preservation master plans information adding the city-wide master plan is moving forward and there needs to be a preservation element in that educating ourselves on what that kind of thing looks like. this is an important aspect to participating in this current project. Ms. Anthony said she would gather and copy some information for distribution to the commissioners for the work session. Ms. Anthony noted she needed to send an email to other CLG's so a comparison can be done in regard to incentives and master planning.

Commissioner Wingate asked where the work session would be held. Ms. Anthony replied most likely here in Council Chambers adding we can have a pizza party.

Commissioner Wingate asked what time would the work session begin. Ms. Anthony replied 6:00 pm.

Commissioner Wingate said she is looking forward to the work session saying the more incentives we can provide, the better.

Commissioner Wingate stated she had been approached by Karen Berchtold regarding the city-wide master plan, and Ms. Wingate agreed to participate when asked, to discuss the preservation impacts. Ms. Wingate will do that for as long as she can and said if she needs to, she would call on one of the other commissioners to step in for her. She is grateful for the opportunity.

ITEM 6. Discussion Regarding Moving Regular Meeting Time to 6:00 pm.

All Commissioners thought this was a great idea. Ms. Anthony stated a motion would not be necessary because there was a consensus.

VII. ADJOURNMENT

There being no further business before the Commission, Chair person Minch adjourned the meeting at 7:55 p.m.

Minutes submitted by Sherri Crowley, Planning Technician