



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

I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, December 2, 2015, in Council Chambers at 606 Manitou Avenue. Chairman Minch called the meeting to order at 6:07 pm. The following Commissioners attended:

PRESENT: Chair NEALE MINCH
Vice Chair ANN NICHOLS
Commissioner TAMMILA WRIGHT
Commissioner MOLLY WINGATE

ABSENT: None

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

GUESTS: Councilman Randy Hodges

I. APPROVAL OF MINUTES

ITEM 1. October 7, 2015

MOTION:

Commissioner Wingate moved to accept the October Minutes with corrections noting Commissioner Wingate chaired the meeting and to typos on page 3 as discussed.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

The motion passed 3-0. Chair person Minch abstained as he was not present at the October meeting.

III. NOTICE OF COUNCIL ACTION

There was no council action to discuss.

IV. UNFINISHED BUSINESS

There was no unfinished business to discuss.

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 2. MCAC 1526 - Material Change of Appearance Certification (Exterior Remodel) - 507 Canon Avenue - Ross Ullrich, Applicant

Senior Planner Michelle Anthony presented the staff report dated November 25, 2015.

Commissioner Wingate asked if Staff had discussed other than vinyl windows with the Applicant. Ms. Anthony replied that she had not because the historic windows were destroyed, therefore there was nothing to match in regard to materials.

Discussion ensued regarding options for the types of replacement windows such as wood clad. Ms. Anthony noted the Commission had approved vinyl windows in the past when there was wholesale replacement and as long as the appearance from the street was substantially similar. Commissioner Wingate agreed and added her home was above the subject property facing the same direction and got large amounts of sunlight in the morning. She was concerned about how long vinyl windows would stand up to that much sunlight. Commissioner Wingate added that she was grateful the Applicant was able to preserve the building.

Vice Chair Nichols confirmed there would be discussion regarding the railing height. Ms. Anthony said she did recommend that discussion.

Chair Minch asked about a note on page A2 of the building plan regarding windows and doors. Ms. Anthony stated all the notes she made on the drawings were things she knew would need to be discussed and approved at the Commission meeting and were not included in the Building Permit that had been issued for other work on the property.

Hearing no further questions for staff, the applicant was invited to the podium.

Ross Ullrich, 8046 S. Marion Court, Centennial, CO, owner of 507 Canon Avenue said he considered wood windows. However, chose Pella windows which were very close to what had been in place. The profile of the muntins was 7/8", what was there was 3/4". Mr. Ullrich stated he though the new windows would look very nice and would also be efficient, with low-E glazing. Mr. Ullrich said the vent in the front gable was staying and confirmed the siding would remain the same as the existing shingles to match the rest of the house, with only some areas replaced due to damage. Mr. Ullrich stated in regard to the Staff recommendation for eight windows across the front elevation at the second floor, which was what had been there previously, was that two of the windows had been covered over with drywall on the inside, so they were not present to the interior. Mr. Ullrich said that would be necessary again if he had to have eight windows and proposed six windows in order to allow for the closets between the two units and so he would not have to cover two middle windows with drywall on the inside. The size and location of the windows he was proposing was the same as what was in place previously. He also noted four windows – two on each side – would match the original configuration before the enclosed porch was put on the house.

Mr. Ullrich noted there was an existing balcony on the south side at the second floor which would remain, but be restructured. Ms. Anthony stated the plans noted a "new balcony" which was why she did not include that feature on the permit which had been issued. Ms. Anthony asked if Mr. Ullrich would be changing the configuration of that balcony and if the railing would match that proposed for the front porch. Mr. Ullrich said he would not be changing the configuration and would be using the same railing.

Mr. Minch confirmed this was a replacement balcony and Mr. Ullrich stated that was correct.

Commissioner Wingate asked Mr. Ullrich if he was okay with the changing the distance between the railing. Mr. Ullrich said he was fine with that and there was discussion regarding the height of the railings. Mr. Ullrich said he doubted it was high enough to meet code of 42". Ms. Anthony suggested the Applicant go through an historic exemption process with the Regional Building Department, noting that other applicants have done this for railing height as long as it was at least as safe as what the historic conditions were Regional Building would generally accept this on historic buildings. Mr. Ullrich said he preferred the railing at 36".

Ms. Anthony suggested the Commission make a recommendation to Regional Building that the railing height be allowed to match the existing railing and noted she would give the applicant a letter and the section of the minutes to show the building department what the Commission had approved. She indicated she was not aware of anyone who had been denied this type of request.

Chairperson Minch said he was not sure the existing was 36" based on what he saw and suggested putting a range in the letter.

Commissioner Wingate mentioned the small window vent on the street facing gable. Mr. Ullrich said he was putting in a new one as they were needed for ventilation and would closely match the vent to what was there.

Chairperson Minch clarified the current proposal for windows were six, three grouped on each side, with a gap in the middle. Mr. Ullrich replied that was what he was willing to do, but his proposal was for only four windows. Chairperson Minch further clarified that eight windows would require the middle two to be drywalled over on the inside. Mr. Ullrich said yes, that was correct.

Commissioner Wright asked about the siding. Ms. Anthony replied Mr. Ullrich had confirmed there was no change proposed and the siding would remain wood shingles.

Chairperson Minch said, on a side note, he noticed a retaining wall with some very large cracks in it. Mr. Ullrich said he was having his mason look into it and was working on that issue as well.

Chairperson Minch asked if there were any further questions. Hearing none, the Public Hearing was closed.

Commissioner Wingate stated she was having a hard time with change to the number of windows, and asked if six windows looked better or helped solve the issue. Ms. Anthony said going with six windows did help as far as the appearance of an enclosed sleeping porch, however it would have been preferable if there were not such a large gap between the two sets of windows as this loses some of that architectural feature. Ms. Anthony stated she was going to suggest a false window build out, but in this specific application she did not think that would be of any benefit. She also noted the importance of retaining the divided lights in the sleeping porch windows.

Commissioner Wingate said she never knew those windows were blocked and she was loathe to require windows just to block them off.

There was discussion about the door on the main level and another going to the upper levels. Mr. Ullrich clarified that there would not be a window at the bottom of the stairs to the second floor as was incorrectly shown on drawing E1.

Vice Chair Nichols asked if Commissioner Wingate was okay with the three windows on each side of the second floor porch. Commissioner Wingate replied she was not thrilled with the change, but she was okay with it.

MOTION:

Commissioner Wingate moved to approve MCAC 1526 for exterior alterations at 507 Canon Avenue, noting appreciation for the owner's efforts to bring the building back after the fire, and with the following conditions:

- 1) The proposed window replacements are approved for two groups of three windows on the second floor sleeping porch area to retain, to the extent feasible, existing pattern of windows across the front façade. The two windows on the north and south elevations of this second floor area may be removed and enclosed.
- 2) The small window/vent in the street-facing gable shall be retained/replaced to replicate the previously existing unit.
- 3) The building exterior shall be resided with wood shingles as necessary to address damage.
- 4) The change of the front porch railing from a closed wall to an open rail is approved as proposed with the specification that the balusters shall be spaced no more than 4" apart on center. Height of the railing will be as existing, or no more than 36" tall.

Commissioner Wingate further recommended the finding the proposal met intent of the Historic District Regulations and the Design Guidelines and was consistent with the Commission's purpose, which was to foster rehabilitation of structures and protection of the historic district.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 3. MCAC 1527 - Material Change of Appearance Certification (Exterior Remodel) - 2 Fountain Place - Doug Edmondson, Restoration & Rejuvenation on behalf of Diane Fitzkee, Applicant.

MOTION:

Commissioner Wingate moved to postpone MCAC 1527 to the January 6, 2016 meeting.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 4. MCAC 1528 - Material Change of Appearance Certification (New Roof Structure) - 102 Squirrel Path – Bryan and Jacquelyn Cox, Applicants

Senior Planner Michelle Anthony presented the staff report dated November 25, 2015.

Commissioner Wingate noted the drawings would need to add the additional wall height mentioned in the application.

Bryan Cox, 102 Squirrel Path, noted a large skylight would be removed as part of the project, which would also benefit the appearance of the building. He presented a preliminary drawing of the new roof, which was incorrect in that the roofline would not come to a point, but have a short ridgeline. Mr. Cox also noted that this project would also provide for new, uniform gutters around the building. Currently the gutters were mismatched and some were quite derelict.

Commissioner Wingate confirmed that the new roof shingles would be Architectural style and an earthtone. Mr. Cox agreed this was the intention.

Hearing no public comment, Chairperson Minch closed the Public Hearing.

MOTION:

Commissioner Wingate moved to approve MCAC 1528 to allow for the removal of the existing hipped and shed roofs and modification of the existing house to accommodate a new, single roof over the entire building in a hipped form.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

VI. OTHER BUSINESS

ITEM 5. Presentation of Information on Change to Historic Preservation Code Section

Ms. Anthony presented information on a proposed update to all the board and commission code sections that would allow for members appointed to serve less than a year remaining on a term to be appointed to that and the next full term.

The Commission endorsed this proposal.

ITEM 6. Subdistrict Signage

Commissioner Wingate asked about the status of the Subdistrict street signage that had been proposed by the Commission. Ms. Anthony replied she would have to check to determine if there was still money budgeted for this project in 2016 and indicated she would not be able to work on the project until the revisions to the Incentives were drafted.

Commissioner Wingate volunteered to assist with this project.

Chairperson Minch noted that historic interpretive plaque brochures were needed at the Chamber. Discussion of the status of the repairs and replacements needed for the historic plaques ensued.

Chris Parker, resident of Boston who owns 27 and 29 Delaware Road with her sister, introduced herself and informed the Commission their designer would present a demolition application at the January meeting. Ms. Parker noted the long history her family had with their property and the family vacationing in Manitou Springs. She stated the existing cottages were too small for their needs and not in great shape; they were looking for input and hoped to be able to do something with the properties.

There was no discussion regarding the properties between Ms. Parker and the Commission.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Minch adjourned the meeting at 7:23 p.m.

Minutes submitted by Sherri Crowley, Planning Technician