



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, August 3, 2016

I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, August 3, 2016, in Council Chambers at 606 Manitou Avenue. Chairman Minch called the meeting to order at 6:02 pm. The following Commissioners attended:

PRESENT: Chairman NEALE MINCH
Vice Chairman ANN NICHOLS
Commissioner BOBBY JACKSON
Commissioner PATRICIA MCLEAN
Commissioner DEB MOORE
Commissioner TAMMILA WRIGHT (arrived at 6:05pm)

ABSENT: Commissioner LISETTE CASEY (Excused)

STAFF: Michelle Anthony, Senior Planner

GUESTS: Randy Hodges, City Council Liaison

II. APPROVAL OF MINUTES

ITEM 1. July 6, 2016

MOTION:

Commissioner Nichols moved to approve the July meeting minutes with a correction to Page 2, 3rd paragraph.

SECOND:

Commissioner Jackson seconded the motion.

DISCUSSION:

There was no further discussion

VOTE:

Motion passed, 4-0. Commissioner Moore abstained as she was not present at the July meeting.

III. NOTICE OF COUNCIL ACTION

Council Liaison Randy Hodges addressed the Commission regarding Hiawatha Gardens. Noting there would be a revised study regarding the building, he stated Council would like the Commission to make a formal recommendation before they make any decisions about the property. Councilman Hodges said Mayor Nicoletta had taken public input and the Commission should get the handout from those meetings. He noted the future of the property would take a lot of consideration.

Chair Minch asked about the hazardous materials study. Councilman Hodges said Council approved the study because that needed to be done no matter what course of action would be taken on the building.

Commissioner Moore asked if a decision would be made prior to the next HPC meeting. Councilman Hodges replied there would be no decisions made until after HPC had a chance to review the revised study and provided an official recommendation. He added a recommendation from the Mineral Springs Board would be forthcoming and asked if any other boards should make a recommendation. Chair Minch suggested the Parking Board should also make a recommendation. In the interest of time, a combined meeting between the HPC and PAB was discussed.

Commissioner Wright arrived at this point in the meeting.

IV. UNFINISHED BUSINESS

At this time, Chairman 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 1606 - Material Change of Appearance Certification (Garage Construction) - 11 Delaware Road – Kendrick and Mary Cowdery, Applicants

Senior Planner Michelle Anthony presented the staff report dated July 28, 2016.

Chair Minch asked regarding unsupported cuts, would that be builder/architect decision weather a retaining wall would be needed. Ms. Anthony replied unsupported cuts are generally not allowed if they are over 3' adding unsupported cuts of any depth can be problematic, because even if they are into bedrock many times they have a lot of soil on top of them and there would be continual erosion, therefore the City generally did not encourage that. If the applicant did not wish to have a retaining wall put in, they would be required to have an engineering report saying the slope did not need to be supported.

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

Kendrick Cowdery 11 Delaware Road, brought in some photos of the area intended for placement of the garage.

Chair Minch asked the applicant if he had any comment regarding retaining walls. Mr. Cowdery replied the only area they thought might need a retaining wall was the where the parking spaces currently were located, because it was a steep area. However, where the drive is it is low and had been lower before.

Mary Cowdery, 11 Delaware Road, felt a retaining wall by the drive would be needed for erosion and they did want to clean out the parking spaces near the street and put in a retaining wall. She noted they were in the process of collecting rock.

Chair Minch noted the photo on page 6 of the report showed the existing parking area. Mr. Cowdery said that may need a retaining wall. Mr. Minch asked about the picture on page 8. Mrs. Cowdery said the area was starting to erode and would need to be addressed. Mr. Minch said the extent to which walls were needed would be at the advice of the applicant's architect.

Ms. Anthony said any new cuts or changes to cuts would have to be addressed. Along the property frontage, Ms. Anthony suggested the applicants needed a retaining wall, but that was an existing condition and the City would not require a wall unless there were alterations made to the area.

Commissioner Wright asked about the roof shingle color. Mr. Cowdery replied tan, the same as the house.

Chair Minch asked how many of the larger trees they thought they might lose. Mr. Cowdery replied they would not lose any trees at this point, adding they may lose one tree when they do the addition in the future.

Chair Minch asked if there were any comments from the notification letter. Ms. Anthony replied no comments had been received regarding the request.

Chair Minch asked if there were any further questions for the applicant. Hearing none, the meeting was opened for public comment. Hearing none, the Public Hearing was closed.

MOTION:

Commissioner Wright moved to approve of MCAC 1606 at 11 Delaware Road to allow construction of a detached, single car garage as proposed and with the following conditions:

- 1) The garage roof shall feature exposed rafter tails similar to the existing cottage. .
- 2) All clapboard and trim shall have a smooth texture per the original materials utilized on the house.
- 3) Any new or repaired retaining walls, walkways and stairs on this site shall be submitted to the Planning Staff for review and approval, or referred to the Historic Preservation Commission if there are concerns.
- 4) Exterior lighting design and specifications shall be provided for Staff review, approval prior to purchase, and installation.
- 5) Mortar used for repair of existing or any new stonework shall be integrally colored to match and blend with the stonework.
- 6) Any areas of exposed concrete, including foundation walls over 6" above grade, visible to the street shall be integrally-colored per the City's selected mortar mix.

Commissioner Wright found that the proposal is consistent with the purpose of the Historic Preservation Regulations by encouraging and fostering private rehabilitation and ownership (use) of historic properties.

SECOND:

Commissioner Moore seconded the motion.

DISCUSSION:

There was no further discussion.

VOTE:

Motion passed, 6-0.

V. NEW BUSINESS

There was no new business to discuss.

VI. OTHER BUSINESS

ITEM 3. Discussion and Recommendation Regarding Revised Preservation Incentives

Senior Planner Michelle Anthony presented the draft Ordinance for Amending Section 17.04.060 Incentive Awards.

MOTION:

Commissioner Jackson moved to recommend to City Council the Ordinance Amending Section 17.04.060 Incentive Awards as discussed.

SECOND:

Commissioner McLean seconded the motion.

DISCUSSION:

There was no further discussion

VOTE:

Motion passed, 6-0.

VII. ADJOURNMENT

There being no further business before the Commission, Chairman Minch adjourned the meeting at 6:55p.m.

Minutes submitted by Sherri L. Johnson, Planning Technician