



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, October 5, 2016

I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, October 5, 2016, in Council Chambers at 606 Manitou Avenue. Chairman Minch called the meeting to order at 6:00 pm. The following Commissioners attended:

PRESENT: Chairman NEALE MINCH
Vice Chairman ANN NICHOLS
Commissioner TAMMILA WRIGHT
Commissioner PATRICIA MCLEAN

ABSENT: Commissioner DEB MOORE (Excused)
Commissioner BOBBY JACKSON (Excused)
Commissioner LISETTE CASEY (Excused)

STAFF: Michelle Anthony, Senior Planner
Sherri Johnson, Planning Technician
Sara Hartley, Hazard Mitigation & Resiliency Manager

II. APPROVAL OF MINUTES

ITEM 1. September 7, 2016

MOTION:

Commissioner Nichols moved to approve the September 7, 2016 meeting minutes as presented.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no further discussion.

VOTE:

Motion passed, 4-0

ITEM 2. September 15, 2016

Chairman Minch offered one edit in the second paragraph under Item 1 on the first page – delete "if there" in the first sentence.

MOTION:

Commissioner Nichols moved to approve the September 15, 2016 meeting minutes with the edit as described.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no further discussion regarding the Minutes.

VOTE:

Motion passed, 4-0.

III. NOTICE OF COUNCIL ACTION

Senior Planner Michelle Anthony informed the Commissioners that City Council would be discussing Hiawatha Gardens on October 11, 2016 and encouraged everyone to attend.

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.

IV. UNFINISHED BUSINESS

ITEM 3. MCAC 1506– Material Change of Appearance (Update to Approved New Construction) – 212 Illinois Avenue – Hillory Wallis, Applicant

Senior Planner Michelle Anthony presented the memorandum dated October 1, 2016.

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

Hillory Wallis, 212 Illinois Avenue, said she had no questions and agreed with the staff recommendations.

Walter Clavier, 153 Capitol Hill, stated he was a previous owner of the subject property was happy with the plans presented.

Chairman Minch asked if there were any public comments. Hearing none, the meeting was closed to the public.

MOTION:

Commissioner Nichols moved to approve **MCAC 1506** for a 5' setback along the northern property line to allow new construction at 212 Illinois Avenue per the previous approval under MCAC 1506. An extension to May 2017 was approved in order to obtain the Building permit for new construction.

SECOND:

Commissioner McLean seconded the motion.

DISCUSSION:

There was no further discussion.

VOTE:

Motion passed, 4-0.

V. NEW BUSINESS

ITEM 4. MCAC 1616 - Material Change of Appearance Certification (Alteration of Front Porch and Mini-Grant) - 358 Ruxton Avenue – Alexandria Hopper, Applicant

Senior Planner Michelle Anthony presented the staff report dated October 1, 2016.

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

Chairman Minch asked what the difference was between paint and solid stain. Ms. Anthony replied an opaque stain would be acceptable because it would appear as paint. A transparent stain, more typical to contemporary construction, would not work.

Alexandria Hopper, 358 Ruxton, agreed with minimal open framing to support the porches and the railing example provided by staff.

Ms. Anthony asked Ms. Hopper to confirm there would not be stairs to the bottom deck. Ms. Hopper confirmed there would not.

Ms. Anthony asked Ms. Hopper if she intended to use the side door as the entrance. Ms. Hopper replied yes, adding both existing houses on the property had back doors that lead up to Pilot Knob.

Chairman Minch asked the applicant for her thought on the lattice suggestion. Ms. Hopper was agreeable to putting lattice with a solid backing under the decks.

Chairman Minch asked if the house was previously a two family home. Ms. Hopper replied that it was and said concerning the cottage in the back, she planned to use that as storage space.

There was discussion regarding the uses for the mini-maintenance grant. The commissioners encouraged Ms. Hopper to apply for other projects on the property such as siding repair. Ms. Hopper indicated she would reapply for assistance with another project, noting she loved having a historic home and intended to keep it that way.

Chairman Minch asked for any public comments. Hearing none, the Public Hearing was closed.

MOTION:

Commissioner Nichols moved to approve MCAC **1616** for reconstruction of the double front porch at 358 Ruxton Avenue with the following conditions and finding:

- 1) The slightly deeper porch dimension and the larger structural materials as proposed are approved. The approved design does not include the 2' cantilever of the front of the new structure.

2) A railing detail more consistent with historic porches found in this area per the examples provided in the Staff Report shall be utilized and the final specifications shall be provided for Staff review and approval prior to issuance of a building permit for the construction.

3) The lower porch level shall not have walls enclosing each side. The same railing shall be provided on all three sides of both levels of the new porch, unless a structural engineer confirmed solid walls to be necessary.

4) The Applicant shall consider incorporating lattice screening between the support posts of the area under the lowest porch level.

5) The composite decking material is approved. The porch railing and posts shall be painted or opaque stained per the traditional finish for porches, not left natural or clear stained.

The finding the proposal, as amended by the conditions, meets intent of the Historic District Regulations and the Design Guidelines and is consistent with the Commission's purpose, which is to foster rehabilitation of structures and protection of the historic district.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 5. MCAC 1613 - Material Change of Appearance Certification (New Construction) - 1207 Manitou Avenue – Mike Edwards on behalf of Greg Cobble and Jennifer Parker, Applicant

Senior Planner Michelle Anthony presented the staff report dated October 2, 2016.

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

Regarding the Manitou Avenue driveway, Chairman Minch asked if it had to be U-shaped. Ms. Anthony replied it would have to be U-shaped or provide a turn around so someone could go head-out onto Manitou Avenue, not back into the street.

There was discussion regarding which direction the house would face.

Chairman Minch invited the applicant to the podium.

Mike Edwards, New Vision Custom Builders representing the property owners, stated he could answer all the questions regarding materials:

- The siding and trim material would be Masonite
- Windows and doors would have 1" x 4" trim. The fascia would have 6" trim
- Siding would have 6" reveal
- Windows would be premium vinyl

Ms. Anthony asked if the siding would have a smooth or wood-grain texture. Mr. Edwards replied it would be wood-grain. Ms. Anthony noted wood-grain was generally not approved. Mr. Edwards said smooth texture would cost the homeowners more. Ms. Anthony replied that was what had been required of other applicants.

Ms. Anthony said she would need a detailed railing design and asked Mr. Edwards what the material would be. Mr. Edwards stated the balusters would be a Victorian twisted look made of a standard hemfer and painted a cream or white color. Mr. Edwards said he had built several Victorian homes, one at 27th and West Pikes Peak. Ms. Anthony asked if the same railing design was used on that house and Mr. Edwards replied it was. Ms. Anthony indicated she would take a photo for the file.

Ms. Anthony asked about the roofing. Mr. Edwards replied it would be dimensional architectural style in a dark grey color.

Ms. Anthony asked Mr. Edwards if he knew what the material for the door on the Manitou Avenue facade would be. Mr. Edwards replied it would be steel or fiberglass. Ms. Anthony said she would need a cut sheet or a photo for administrative review, should the Commission choose to allow such approval.

Ms. Anthony asked Mr. Edwards if there were any plans to use stone on the building. Mr. Edwards felt the budget would not allow for that, adding there would not be a lot of concrete showing on the Ute side and there would be little to none on the Manitou Avenue side of the home.

Chairman Minch asked if there were any public comments. Hearing none, the Public Hearing was closed.

MOTION:

Commissioner Nichols moved to approve **MCAC 1613** for new construction at 1207 Manitou Avenue with the finding the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations and with the following conditions and finding:

- 1) The Applicant shall provide details for the Planning Staff's review and approval of any design and/or materials not provided to the Commission prior to issuance of a Manitou Springs Property Improvement Permit on:
 - exterior lighting (location and design)
 - specification on windows and doors
 - design of doors on the Manitou Avenue facade
- 2) Any concrete walkways, driveways, patios, etc. visible from the street shall be colored per the City's approved mix.
- 3) Stone used to clad any retaining walls or other areas for which stone is ultimately proposed visible from either Ute Trail or Manitou Avenue shall be selected to blend with surrounding historic stonework. Mortar used in any new stonework shall be specified to match and blend with the selected stone
- 4) Siding with 6" reveal is required and shall be of a smooth texture.
- 5) Trim shall also be smooth in texture and between 4" and 6" in width, except for the belt boards and fascia boards which may be up to 8" wide.
- 6) Stucco shall not be used on either the Manitou Avenue or Ute Trail elevations.

7) All windows on the Manitou Avenue façade and Ute Trail facades shall be 1/1 double or single hung in style and operation installed in either singles or pairs. A slider is approved on the basement level facing Ute Trail.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 6. MCAC 1614 - Material Change of Appearance Certification (Remodel) - 145 Capitol Hill Avenue – L'Aura Williams, Applicant

Senior Planner Michelle Anthony presented the staff report dated October 2, 2016.

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

Lane Williams, 104 Oak Place, asked Chairman Minch if the mini-grant program could be used for replacement or restoration of the windows. Mr. Minch said it could be a contribution toward restoration.

Ms. Anthony suggested most handymen could do a good job of “tuning-up” a window.

L’Aura Williams stated they wanted to keep the windows; the architect had been a bit zealous in his plans. Mr. Williams indicated the only new window proposed would be the one in the new dormer. The roof would stay the same as currently existed, but if the budget allowed, they might reroof. Mrs. Williams said the chimney was a safety issue and related to the Commission how the wind recently had knocked over a telephone pole. Ms. Anthony said she had contacted Colorado Springs Utilities about that pole.

There was discussion regarding the internal stairway being moved; local resident and contractor Doug Edmundson mentioned as potentially doing the rehabilitation work.

Walter Clavier, 153 Capitol Hill Avenue, said he thought the applicants should be able to put new windows in on three sides because no one would be able to see them.

Chairman Minch asked if there were any further public comments. Hearing none, the Public Hearing was closed.

Chairman Minch encouraged the applicants to apply for a Maintenance Mini-Grant.

MOTION:

Chairman Minch moved to approve **MCAC 1614** at 145 Capitol Hill Avenue to allow removal of an existing and construction of a larger dormer on the north side elevation, the restoration of the east facing stairs on the existing porch, and the reduction in height of the existing brick chimney as proposed, with the finding 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 Nichols seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 7. MCAC 1615 - Material Change of Appearance Certification (New Construction of Garage and Studio Addition) - 215 Ruxton Avenue – Marie Whittaker and Thomas Crossno, Applicants

Senior Planner Michelle Anthony stated the applicant wished to postpone to the November meeting.

MOTION:

Commissioner Wright moved to postpone MCAC 1615 to the November 2, 2016 meeting.

SECOND:

Commissioner McLean seconded the motion.

DISCUSSION:

There was no further discussion regarding the motion.

VOTE:

Motion passed, 4-0.

VI. OTHER BUSINESS

ITEM 8. Update on Revisions to Historic Incentives

Ms. Anthony provided an update on the revisions to Historic Incentives saying she would confirm the date the item would go to City Council.

ITEM 9. Updates on Historic Bridges Projects

Ms. Anthony said the Colorado Department of Transportation (CDOT) was getting ready to issue the contract for funding and noted the City received additional CDOT funding through Pikes Peak Council of Governments. The State Historical Fund agreed to an additional extension of the grant they had approved for the project. Ms. Anthony noted the work had to be done by November 2017; the hope was to be done in Spring 2017. The work will entail a saddle bridge over each structure, which would relieve the historic bridges of any stresses from vehicles. Ms. Anthony stated there would be public information meetings because there would be significant traffic impacts and disruptions.

Ms. Anthony further reported the City had submitted a grant request to the State Historical Fund for the 10 worst bridges in town. She noted the City's Hazard Mitigation & Resiliency Manager Sara Hartley had asked for a 50% grant match and Public Services would be requesting money to start the bridge inspection and repair program in the 2017 City budget.

Chairman Minch stated he felt it would be good to have a bridge update on a regular basis, adding the information provided was all positive, particularly the 2-year inspection cycle for the bridges. Chairman Minch also suggested a story in the local paper would help the public understand the good things being done by the City for the historic bridges.

Ms. Anthony mentioned she attended a meeting at History Colorado about the mitigation measures for the Brook Street Bridge and noted part of that would include a walking tour of the City's historic bridges and other actions that would provide good public education about historic bridges. Ms. Anthony said there would be photo documentation, and a plaque at the site of the Brook Street Bridge, which would include a QR code to direct people to a webpage. There was an idea for some educational elements for children about how bridges work and how they fail.

Ms. Hartley added the 2017 budget process was very difficult and there were roughly \$350,000 in maintenance funds provided by the Pikes Peak Rural Transportation Authority (PPRTA), which could be used for bridge as well as road maintenance. Ms. Hartley noted that FEMA informed the City if it did not start maintaining the bridges, it would not get further funding in the event of a future flooding disaster. So a portion of the PPRTA funds would go toward bridge maintenance and the inspection history would be proof to FEMA that the City was maintaining the bridges. Ms. Hartley noted that a structural engineer would need to do the inspections every other year.

Chairman Minch suggested discussing a bridge tour as a topic for the board retreat.

Ms. Anthony referred to information in the packet regarding a project that would paint some concrete steps in the Library park to look like the spines of books. The Commission agreed that was a creative project.

Ms. Anthony also reported the City Council had expressed some issue with the requirement for colored concrete sidewalks and she would bring information forth as needed.

VII. ADJOURNMENT

There being no further business before the Commission, Chairman Minch adjourned the meeting at 8:00p.m.

Minutes submitted by Sherri L. Johnson, Planning Technician