

**MANITOU SPRINGS HISTORIC PRESERVATION COMMISSION
MINUTES, REGULAR MEETING
WEDNESDAY, JUNE 3, 2009**

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Wednesday, June 3, 2009 in Council Chambers @ 606 Manitou Avenue. Chairwoman Nichols called the meeting to order at 7:03 p.m., seated Alternate Commissioner Diamond, and declared a quorum present. The following were in attendance:

PRESENT: Commissioner BARBARA DIAMOND
Commissioner RANDY HODGES
Chairwoman ANN NICHOLS
Commissioner BRUNO POTHIER
Commissioner MOLLY WINGATE
Commissioner TAMMILA WRIGHT

ABSENT: Commissioner KAREN CULLEN (excused)
Commissioner CHARLES CASE (excused)

GUESTS: None

STAFF: Michelle Anthony, Planner

II. APPROVAL OF MINUTES

ITEM 1. May 6, 2009 Regular Meeting Minutes

MOTION:

Commissioner Wingate moved to approve the May Minutes as presented.

SECOND:

Commissioner Pothier seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 5-0.

III. NOTICE OF COUNCIL ACTION

None.

IV. UNFINISHED BUSINESS

None.

Chairwoman Nichols reviewed the meeting procedures for the public present and asked the Commissioners if they had any Ex Parté contacts or Conflicts of Interest to declare regarding the next agenda item. Hearing none the meeting continued.

V. NEW BUSINESS

ITEM 2. MCAC 0902 – Material Change of Appearance Certification (Addition) – 10 Short Road – Charles & Patricia Sue Barnhardt, Applicants.

DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT :

Ms. Anthony informed the Commission that the Applicants could not attend the meeting. Discussion regarding the Staff Report, the information in an email from the Applicants, information regarding the windows provided by the Contractor, and which sides of the building would be visible from Chelton Road at the side of the property ensued.

There was no public comment regarding this request.

MOTION:

Commissioner Wingate moved to approve MCAC 0902 for construction of an addition onto the existing cabin and a detached garage at 10 Short Road with the following conditions:

- 1) Information regarding the new steps and specifications on the new railing for the front porch shall be provided for Staff’s review and approval.
- 2) A design detail similar to that currently found on the rear of the existing cabin shall be utilized in the gable of the proposed addition and over the garage doors. Revised elevation drawings showing this shall be provided to the Planning Staff.
- 3) The window and door trim on both the cabin and garage shall match the trim on the existing cabin in width and texture and be painted, rather than stained.
- 4) Single-hung, 1/1 windows as shown are approved. Wood windows on the “left” and “front” elevations, as labeled in the submitted drawings, shall be used. The Commission encourages the use of the same wood windows throughout the addition for consistency.
- 5) Exposed foundation concrete over 1’ above grade shall be clad with a stone or manufactured stone compatible with the existing historic foundation and property walls on the site. A sample of the proposed stone shall be provided for Staff’s review and approval.
- 6) The rafter ends of the new roofs shall be treated consistently with the existing, historic cabin and this detail shall be specified on the building plans.
- 7) In order to assist the Applicants with their ability to complete both the addition and new garage construction, this approval shall be in effect for up to three (3) years, rather than expiring in one year.

SECOND:

Commissioner Diamond seconded the motion.

DISCUSSION:

Ms. Wingate stated her motion included the Staff Report findings. Ms. Diamond accepted this clarification.

VOTE:

Motion passed, 6-0.

VI. OTHER BUSINESS

ITEM 3. Update on Historic Design Guidelines

Staff reported that adoption of the new Guidelines was anticipated for the end of June or first part of July and noted that Staff would contact the Commission when the Council date was scheduled.

ITEM 4. Update on Historic Bridges and Walls Assessment Project.

Staff noted that the final financial and reporting paperwork had been submitted and she hoped to hear of their acceptance very soon.

ITEM 5. Other.

Janice Montoya from the Briarhurst asked to speak to the Commission. She related how important the Briarhurst and Dr. Bell was to the history of Manitou Springs and not given the credit and recognition that was deserved. Ms. Montoya stated that the historic access to Bell Way was being blocked by the Blue Skies Inn and there was no sign on Manitou Avenue showing how to get to the Briarhurst. Ms. Montoya also mentioned the condition of the driveway. Ms. Montoya also noted that the historical plaque about the Briarhurst on Manitou Avenue had been gone for some time due to an auto accident. She thought there was to have been insurance coverage for this and wondered when the plaque would be put up. Ms. Montoya introduced the owner of the Briarhurst, Ken Healey, who had arrived during her presentation.

The Commission responded to the Briarhurst's issues by asking Staff to look into the historic plaque replacement, noting that Ms. Montoya had expressed some interest in their paying for the replacement if this was necessary. In regard to the access and sign issues, the Commission indicated that these were out of their purview.

Mr. Healey stated as advocates for historic properties and thought the Commission should support his sign request to the City Council and stated that the Briarhurst was being discriminated against, while the Blue Skies was allowed to put up signs for fictitious businesses that violated the sign code.

Commissioner Wingate made it clear to Mr. Healey and Ms. Montoya that those issues were not within the Commission's jurisdiction and it would be inappropriate for the Commission to become involved. Mr. Healey and Ms. Montoya were directed to the Planning Staff.

VII. ADJOURNMENT

Chairwoman Nichols thanked Staff for their work on the Preservation Honor Awards Reception. There being no further business before the Commission, Chairwoman Nichols adjourned the meeting at 8:17 p.m.

Minutes submitted by Michelle Anthony