



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, June 5, 2019**



I. CALL TO ORDER

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, June 5, 2019, in Council Chambers at 606 Manitou Avenue. Vice Chair Jackson declared a quorum present and called the meeting to order at 5:55 pm. The following Commissioners attended:

PRESENT: Vice Chair ROBERT JACKSON
Commissioner ANN NICHOLS
Commissioner JOY PORTER
Commissioner TAMMILA WRIGHT
Commissioner NICK BODOR
Commissioner DOUGLASS EDMUNDSON

ABSENT: Chair LISETTE CASEY (excused)

STAFF: Michelle Anthony, Senior Planner
Dylan Becker, Planner I

GUESTS: Robert Todd, City Council Liaison

II. APPROVAL OF MINUTES

ITEM 1. May 1, 2019

MOTION:

Commissioner Nichols moved to approve the May 1, 2019 Regular Meeting Minutes of the Historic Preservation Commission, as presented.

SECOND:

Commissioner Porter seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0. Commissioner Bodor and Commissioner Wright abstained as they were not present for the May 1, 2019 Regular Meeting of the Historic Preservation Commission.

III. NOTICE OF COUNCIL ACTION

There was no Notice of Council Action to report.

At this time, Vice Chair Jackson 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

There was no Unfinished Business to discuss.

V. NEW BUSINESS

ITEM 2. MCAC 1905 – Material Change of Appearance Certification (Exterior Alterations) – 11 Delaware Road – Ken and Mary Cowdery, Applicants.

Michelle Anthony, Senior Planner, presented the Staff Report dated May 31, 2019.

Hearing no questions for Staff, Vice Chair Jackson invited to Applicants to the podium.

Kendrick Cowdery, 11 Delaware Road, stated the North Elevation contained two (2) windows with divided lights which would be moved from another part of the house to this location.

Mr. Cowdery stated the rafter tails were to be exposed at the front of the house. Ms. Anthony commented restoration work had already occurred on the front of the house with refurbished windows and doors and, thus far, looked really great while maintaining historic integrity.

Mr. Cowdery stated the West Elevation was not visible from the right of way and, in fact, the only portions which were visible were the roof and part of the front façade of the house.

Mr. Cowdery stated there would be no additional exterior lighting on the front of the house.

Mr. Cowdery stated there was no masonry or stone work proposed or any exposed concrete as part of the addition or restoration work.

Ms. Anthony stated, based on the answers provided by the Applicant, the only necessary conditions from the Staff Report were Condition Number Three regarding the exposed rafter tails and Condition Number Four regarding the clapboard siding and trim.

Hearing no further questions for, or comment from, the Applicants, Vice Chair Jackson opened the Public Hearing for public comment. Hearing none, the meeting continued.

MOTION:

Commissioner Wright moved to approve MCAC 1905 at 11 Delaware Road to allow construction of an addition to the existing home with the following conditions:

- 1) The addition roof shall feature exposed rafter tails to match the existing cottage.
- 2) All clapboard and trim shall have a smooth texture and be the same dimensions as the original materials on the house.

And 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 Edmundson seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0.

VI. OTHER BUSINESS

There was no Other Business to discuss.

NON-AGENDA ITEMS FOR DISCUSSION:

Michelle Anthony, Senior Planner, stated she was awaiting a final version of the Ordinance revisions regarding historic surveys to determine how properties were deemed contributing or non-contributing resources from the City Attorney which would need to be formally voted on and a recommendation made to City Council.

Commissioner Porter thanked Staff for putting together the Historic Preservation Commission Award Ceremony and commented the event was joyful and meaningful for all involved.

VII. ADJOURNMENT

There being no further business before the Historic Preservation Commission, Vice Chair Jackson adjourned the meeting at 6:15 p.m.

Minutes Prepared by: Dylan Becker, Planner I