



**MANITOU SPRINGS  
HISTORIC PRESERVATION COMMISSION  
SUMMARY AGENDA  
Wednesday, April 3, 2019 at 6:00 pm**



**I. CALL TO ORDER and ELECTION OF OFFICERS**

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, April 3, 2019, in Council Chambers at 606 Manitou Avenue. Chairwoman Nichols declared a quorum present and called the meeting to order at 6:01 pm. The following Commissioners attended:

**PRESENT:** Chair ANN NICHOLS  
Vice Chair LISETTE CASEY  
Commissioner ROBERT JACKSON  
Commissioner TAMMILA WRIGHT  
Commissioner JOY PORTER  
Commissioner NICK BODOR

**ABSENT:** None

**STAFF:** Kimberly Johnson, Planning Director  
Michelle Anthony, Senior Planner  
Dylan Becker, Planner I

**GUESTS:** Robert Todd, City Council Liaison  
Erica Duvic, Preservation Planner - History Colorado

**ITEM 1. Election of Chair**

**MOTION:**

Commissioner Wright moved to elect Lisette Casey to serve as Chair of the Historic Preservation Commission, effective starting at the next Regular Meeting.

**SECOND:**

Commissioner Jackson seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**ITEM 2. Election of Vice Chair**

**MOTION:**

Commissioner Wright moved to elect Robert Jackson to serve as Vice Chair of the Historic Preservation Commission, effective starting at the next Regular Meeting.

**SECOND:**

Vice Chair Casey seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**II. APPROVAL OF MINUTES**

**ITEM 3.** January 2, 2019

**MOTION:**

Commissioner Jackson moved to approve the January 2, 2019 Regular Meeting Minutes of the Historic Preservation Commission, as presented.

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 5-0. Commissioner Bodor abstained as he was not present for the January 2, 2019 Regular Meeting of the Historic Preservation Commission.

**III. NOTICE OF COUNCIL ACTION**

*At this time, Chairwoman Nichols 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 4. MCAC 1903** – Material Change of Appearance Certification (Exterior Alterations) – 357 Pilot Knob Avenue – Douglass Edmundson on behalf of Ila Quinn, Owner

**MOTION:**

Vice Chair Casey moved to approve MCAC 1903 at 357 Pilot Knob Avenue to allow exterior alteration of the existing building as proposed with the following conditions:

- 1) The approval is as outlined in the application and drawings dated March 19, 2019, unless changed by subsequent approval.
- 2) The materials and cut sheets for the proposed windows and front door will be provided to the Planning Staff for review and approval prior to issuance of any permits for the proposed construction.

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 Wright seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**VI. OTHER BUSINESS**

**ITEM 5.** Discussion Regarding Potential Amendments to the Historic Preservation Regulations

Michelle Anthony, Senior Planner, presented a draft of the proposed amendments to the Historic Preservation Commission and provided a brief overview of the proposed changes.

There was general discussion regarding the proposed changes which concerned the manner in which contributing and non-contributing resources would be identified and the manner in which new districts would make this determination.

**VII. ADJOURNMENT**

There being no further business before the Historic Preservation Commission, Chairwoman Nichols adjourned the meeting at 7:12 p.m.

*Minutes Prepared by: Dylan Becker, Planner I*