



**MANITOU SPRINGS  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, July 7, 2010, 7:00 P.M.**

**I. CALL TO ORDER**

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Wednesday, July 7, 2010 in Council Chambers @ 606 Manitou Avenue. Chairwoman Wingate called the meeting to order at 7:03 pm and declared a quorum present. The following were in attendance:

**PRESENT:** Commissioner CHARLES CASE  
Commissioner KAREN CULLEN  
Vice Chair RANDY HODGES  
Commissioner ANNE HYDE  
Commissioner ANN NICHOLS  
Chairwoman MOLLY WINGATE  
Commissioner TAMMILA WRIGHT

**ABSENT:** None.

**GUESTS:** None.

**STAFF:** Dan Folke, Planning Director  
Kari Kilroy, Assistant

**II. APPROVAL OF MINUTES**

**ITEM 1. Minutes from May 5, 2010 Regular Meeting.**

Chairwoman Wingate requested to change "...not necessarily service *or* costs" on page 3 to "...not necessarily service *for* costs".

**MOTION:**

Chairwoman Wingate moved to approve the May 5, 2010 minutes as amended.

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

None.

**VOTE:**

Motion passed, 6-0 (Commissioner Cullen abstained).

### III. NOTICE OF COUNCIL ACTION

**MCAC 1002** – Material Change of Appearance Certification (Demolition and New Residence) – 108 Elk Path – John McGee on behalf of Star Lumber & Supply Co., Inc., Applicant. At their May 18, 2010 meeting, City Council approved the demolition request 5-1 with Mayor Pro-tem Aimee Cox voting against the motion. Council also found that the new construction proposal was consistent with the Historic Design Guidelines and approved it 6-0. Commissioner Case asked Mr. Folke about Mayor Pro-tem Cox’s concerns. Mr. Folke explained that Mayor Pro-tem Cox felt that it was more consistent with the neighborhood to rehabilitate the structure rather than demolish it. Per Commissioner Case’s question, Mr. Folke thought that Mayor Pro-tem Cox had not had any communication from the neighbors regarding denying the demolition.

### IV. UNFINISHED BUSINESS

None.

*Chairwoman Wingate reviewed the meeting procedures and asked the Commissioners if they had any ex parte contacts or conflicts of interest to declare. Hearing none the meeting continued..*

### V. NEW BUSINESS

**ITEM 2. MCAC 1003 – Material Change of Appearance Certification (Porch Addition) – 191 Chelton Road – Bob Alexander on behalf of Robert Hamilton, Applicant.**

#### **DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:**

Dan Folke (Planning Director) presented the Staff Report prepared by Michelle Anthony (City Planner) and dated 07/01/10. Staff recommended approval with two conditions.

Commissioner Case wondered if there were any code restrictions for pitch height of metal roofs. Mr. Folke did not know and suggested it was a good question for the Pikes Peak Regional Building Department and/or for the contractor.

Bob Alexander (Applicant), 5095 Hwy 125 in Granby, clarified that the porch would not go all the way across the front of the home but would stop where the new addition started. Per Chairwoman Wingate’s questions, Mr. Alexander confirmed that he was fine with Staff’s recommendations.

Commissioner Case confirmed with Mr. Alexander that they would be replacing the entire roof.

Commissioner Case confirmed with Mr. Alexander that there would be only minor improvements to the driveway.

Chris Vigil, 39501 Bush Road in Pueblo County, introduced himself as Mr. Hamilton’s “right hand man”. He detailed at length how he had purchased most of the block on Bijou Street in

Colorado Springs near I-25 and built a fence there that the City of Colorado Springs loved. He said that if he had his way he would make 191 Cheltenham as nice as he could. Chairwoman Wingate thanked Mr. Vigil for his comments but explained that the HPC had no purview over landscaping and encouraged him to talk with Staff about any ideas or concerns. Mr. Vigil went on to talk about homes he had redone in San Antonio, Texas.

Chairwoman Wingate opened the hearing to the public.

Jodi Skoals, 194 Crystal Park Road, said she lived just below 191 Cheltenham Road and she was very interested in the restoration.

Seeing and hearing no further comment, Chairwoman Wingate closed the hearing to the public.

**MOTION:**

Commissioner Cullen moved to approve MCAC 1003 for construction of a street-facing porch and installation of a metal roof on the existing cabin at 191 Cheltenham Road with the following conditions:

- 1) The proposed stone chosen for the porch floor shall be chosen to blend with the surrounding soil and stone colors. A sample or photo of the final stone choice shall be provided for staff approval at the time of Building Permit.
- 2) The new log/wood elements associated with the porch construction shall be painted or stained to integrate their color into the existing logs.

**SECOND:**

Commissioner Hyde seconded the Motion.

**DISCUSSION:**

Commissioner Case suggested adding the finding that the proposed project met the letter of the Historic Design Guidelines. Commissioners Cullen and Hyde agreed to the amended Motion.

**VOTE:**

Motion passed, 7-0.

**VI. OTHER BUSINESS**

**ITEM 3. Other**

Chairwoman Wingate reported on the Colorado Preservation workshop that she had attended in Broomfield. She also told the Commission that Dan Corson would be presenting a worksession to the HPC during their August meeting regarding "return on investment".

Mr. Folke presented his monthly report to the HPC. He discussed use tax and highlighted the Canon/Park Avenue bridges, the cemetery chapel building, and the library restoration projects. Mr. Folke also mentioned that there was \$500 in the budget for subdistrict signage. Discussion ensued and the Commission suggested this as an agenda item for the August meeting.

**VII. ADJOURNMENT**

As there was no further business before the Commission, Chairwoman Wingate adjourned the meeting at 7:45 pm.

*Minutes submitted by Kari Kilroy*