



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Monday, October 4, 2010, 7:00 P.M.**

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Monday, October 4, 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 KAREN CULLEN
Alternate Commissioner BARBARA DIAMOND (seated @ 7:04 pm)
Vice Chair RANDY HODGES
Commissioner ANN NICHOLS
Chairwoman MOLLY WINGATE
Commissioner TAMMILA WRIGHT

ABSENT: Commissioner CHARLES CASE (excused)
Commissioner ANNE HYDE (excused)

GUESTS: None.

STAFF: Dan Folke, Planning Director
Michelle Anthony, City Planner

II. APPROVAL OF MINUTES

ITEM 1. Minutes from September 1, 2010 Regular Meeting.

Vice Chair Hodges pointed out a typo error on the top of page 4. "Commission Nichols" should have been "Commissioner Nichols".

MOTION:

Chairwoman Wingate moved to approve the minutes as amended.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 5-0 (Commissioner Cullen abstained and Commissioner Diamond was not yet seated).

III. NOTICE OF COUNCIL ACTION

During their September 21, 2010 meeting, City Council approved **Resolution No. 1710**, a resolution declaring the existence of a high fire danger and imposing restrictions on open fires and open burning.

Mr. Folke let the Commission know that their decision to deny the request for vinyl siding at 5 Cherokee Road was being appealed by the homeowners and would appear on Council's agenda during their October 5, 2010 meeting.

IV. UNFINISHED BUSINESS

None.

Chairwoman Wingate asked the Commissioners if they had any ex parte contacts or conflicts of interest to declare. There were none. She then reviewed the meeting procedures.

V. NEW BUSINESS

ITEM 2. MCAC 1005 – Material Change of Appearance Certification (Garage Addition) – 191 Chelton Road – Pete Wasilewski on behalf of Robert Hamilton, Applicant.

DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:

Michelle Anthony (City Planner) presented the Staff Report dated September 29, 2010 noting that there was updated/revised information from the Applicant for the Commission to review. Staff had recommended approval with two conditions.

Chairwoman Wingate wanted to confirm that Staff was okay with the proposed garage being even with the front porch. Ms. Anthony clarified that it would be okay if the buildings remained separate but became more problematic if the Applicant chose to connect the garage to the existing home.

Commissioner Wright pointed out that there was only one other two-car garage in the neighborhood; all the others were one-car. She wondered if there was a way to downsize the proposal. Ms. Anthony explained that setting the garage back as far as possible would help but noted that there was a retaining wall in the back that could be impacted. She also mentioned that the Guidelines allowed two-car garages but specified separate doors, which would cut the mass.

As there were no further questions for Staff, Chairwoman Wingate invited the Applicant to the podium.

Pete Wasilewski, 2995 Ranch Drive in Colorado Springs, said that he was there on behalf of Robert Hamilton and described Ms. Anthony as very thorough. Per Chairwoman Wingate's questions, Mr. Wasilewski confirmed that he had changed the proposal based on the Staff Report. He said that they wished to attach the garage to the home in order to 1) minimize the

impact on the neighbor to the north; 2) save a large existing tree; and 3) save the existing historic retaining wall and stone steps. He explained that the new design pushed the garage back so that it was even with the house, not the porch, and noted that he had dropped the height of the garage/carport roof. Mr. Wasilewski finished by saying that another reason for having the garage closer to the house was to minimize exposure to the weather while accessing the garage.

Vice Chair Hodges wondered why the request was for a garage *or* carport. Mr. Wasilewski explained that the owner requested both be approved since winter was nearing and it would be faster and less expensive to build a carport but then he might want a garage in the future.

Chairwoman Wingate confirmed with Ms. Anthony that it was okay to approve both.

Chairwoman Wingate confirmed with Mr. Wasilewski that the roof line of either the garage or the carport would be the same as the house.

Commissioner Nichols confirmed with Mr. Wasilewski that he would push the garage back as far as possible without impacting the stone wall.

Chairwoman Wingate opened the meeting to the public.

Jessie Cooper, 197 Cheltenham Road, thought it would be best to align the garage or carport with the house so that the porch had prominence and the unique architecture of the house was not overruled. She felt that the work being done was a vast improvement to an empty house rotting away and mentioned that there were other garages and carports in the area. Ms. Cooper finished by saying that if they used appropriate materials in keeping with the historic context, the addition would be just fine.

Doug Sall, 189 Cheltenham Road, was concerned that the detached garage or carport would encroach upon his property setback. He did not like a detached structure from an appearance standpoint and because it might impact his property. Mr. Sall finished by saying that he liked the attached proposal.

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

Commissioner Cullen commented that she was thrilled; they had addressed everything and the tree got to live. She also thought it was important to keep the integrity of the wall.

Vice Chair Hodges leaned towards a garage and felt that it was more in character to the property; more like a carriage house, whereas a carport was clearly a carport.

Commissioner Cullen also preferred a garage but believed that a carport was a first step and would allow the owners to move forward.

Commissioner Nichols also preferred a garage but felt that either, if done as sketched, would preserve the character.

Chairwoman Wingate wanted to see the garage pushed back so one could see the north wall of the cabin. She kind of preferred a carport because that was what people would have built when the cabin was built.

Discussion ensued.

MOTION:

Commissioner Cullen moved to approve MCAC 1005 for construction of a street-facing garage or carport at 191 Chelton Road with the following conditions:

- 1) Whichever is constructed by the property owner, a garage or carport shall be an attached structure sited as shown on the site plan received October 4, 2010 and set back as far to the east as possible.
- 2) The new log/wood elements associated with the garage or carport construction shall be painted or stained to integrate their color into the existing logs.

SECOND:

Commissioner Wright seconded the Motion.

DISCUSSION:

None.

VOTE:

Motion passed, 6-0.

VI. OTHER BUSINESS

ITEM 3. Other

Ms. Anthony presented a mock-up of possible subdivision signage and got confirmation from the Commission that she was going in the right direction. Commissioner Nichols had some suggestions as to where the signs could be placed which she would share with Ms. Anthony. Discussion ensued regarding fonts.

Mr. Folke updated the Commission regarding the Cliff House West project explaining that the MCAC approved in 2009 had expired and HPC would need to hear the request again, presumably during their November meeting. Discussion ensued.

VII. ADJOURNMENT

As there was no further business before the Commission, Chairwoman Wingate adjourned the meeting at 8:03 pm.