



**MANITOU SPRINGS  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, FEBRUARY 3, 2016**

**I. CALL TO ORDER**

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, February 3, 2016, in Council Chambers at 606 Manitou Avenue. Chair Minch called the meeting to order at 6:02 pm. The following Commissioners attended:

**PRESENT:** Chair NEALE MINCH  
Vice Chair ANN NICHOLS  
Commissioner MOLLY WINGATE  
Commissioner LISETTE CASEY  
Commissioner BOBBY JACKSON  
Commissioner TAMMILA WRIGHT

**ABSENT:** None

**STAFF:** Michelle Anthony, Senior Planner  
Sherri Crowley, Planning Technician

**GUEST:** Mark Steiber, Flood Recovery Project Manager

**I. APPROVAL OF MINUTES**

**ITEM 1.** January 6, 2016

**MOTION:**

Commissioner Wingate moved to postpone the January 6, 2016 minutes to the March meeting.

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed 6 -0.

**III. NOTICE OF COUNCIL ACTION**

There was no council action to discuss.

#### **IV. UNFINISHED BUSINESS**

*At this time, Chair Minch 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.*

**ITEM 2. MCAC 1525** - Material Change of Appearance Certification (Demolition and New Construction - Initial Meeting)- 27 & 29 Delaware Road - Rod Wiebe, Night Hawk Design on behalf of Sandra Bigg and Christina Parker, Applicant.

Senior Planner Michelle Anthony explained the applicant had hired a new architect who needed more time to prepare an application for renovation rather than for demolition.

**MOTION:**

Commissioner Wingate moved to postpone MCAC 1525 until the applicant was ready to proceed.

**SECOND:**

Vice Chair Nichols seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

#### **V. NEW BUSINESS**

**ITEM 3. MCAC 1601** - Material Change of Appearance Certification (New Construction) - 356 Ruxton Avenue – Joel Grotzinger, Applicant.

Senior Planner Michelle Anthony presented the staff report dated January 29, 2016.

Chair Minch asked if the final height calculation of 24'.7" was correct. Ms. Anthony replied there are two methods for calculating height. One method uses existing grades; the second method uses proposed grades. The calculation which results in the shorter building or is more restrictive is the method used. In this case both calculations were under 25'.

Chair Minch asked if anyone else had any questions. Hearing none, the applicant was invited to the podium.

Todd Liming, Planning Matters at 438 North Prospect St., Colorado Springs, CO, introduced Mr. Grotzinger and stated they concurred with staff's write-up and with each of the six conditions that were required to be satisfied prior to any Property Improvement Permits being issued. Mr. Liming stated they were requesting approval of MCAC 1601 with a 5' east side setback allowance. He noted the commissioners had all of the details in their packets; however, the important point was the applicant would be placing the small footprint home on the only flat spot existing on the lot outside of the floodplain. Mr. Liming said the staircase coming off the main house would have to be reconfigured to allow placement of

the cottage. This would be a three story home however because of the vegetation, it would not be visible to the traveling public on Ruxton Avenue during the summer.

Chair Minch asked about parking. Joel Grotzinger, 356 Ruxton Avenue, said he had been a resident for five years, was involved in many organizations in town and wanted to stay for the long-term. He said he was restricted as to size and where he could build due to the floodplain which was located high up the hill and this was why he requested a 5' east setback – to allow a little more room for the cottage. The other constraint was the location of the main house. Since the existing house already had 3 patios, he rarely used the upper patio where the new house would be constructed.

Mr. Grotzinger posed a question regarding the height calculations. Ms. Anthony said it would only make a difference if one calculation was over 25' and one was under 25', adding the calculation that if either had been over 25' the applicant would be required to reduce the height of the house because that was the one that would be applied.

Mr. Grotzinger brought a sample of Hardi-plank siding, noting it was made out of concrete and was noncombustible, which he preferred. He stated he did not want to get too far ahead of himself by making some decisions such as railings, etc. because he needed approvals from the HPC as well as the planning commission. Mr. Grotzinger said his intentions were to match the main house. In regard to stone work, the original house had greenstone and renovations before his purchase added stone to the front of the garage. His plan is to match the stonework on the main house as close as possible on the new structure. Mr. Grotzinger provided photographs to give an idea of the width of the new house and stated the siding would 4". He did not know about windows yet but assumed the door would be a standard six panel metal door. Mr. Grotzinger stated he had four, off-street parking spaces on Ruxton Avenue and he intended to go to Public Services to see if Bluff would be widened so that there could be parking near the new cottage. He intended to use Trex stairs with metal handrail and for exterior lighting, would have recessed fixtures under the porch cover on the Ruxton side and a simple, small porch light facing Bluff. The roof would be gunmetal gray. Mr. Grotzinger handed out paint chips of some colors he was interested in.

**MOTION:**

Commissioner Wingate moved to approve **MCAC 1601** for proposed construction at 356 Ruxton Avenue (0 Bluff Avenue) with an east side 5' setback and with the finding the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations and with the following condition:

- 1) The Applicant shall provide details for the Planning Staff's review and approval prior to issuance of a Manitou Springs Property Improvement Permit on:
  - exterior lighting (location and design)
  - specification on materials for windows and doors and verification divided light grids are applied to the exteriors of all windows
  - specification on the material proposed for all exterior trim and the support brackets under roofs and the box bay window
  - any concrete walkways, driveways, patios, etc. visible from the street shall be colored per the City's approved mix
  - mortar used in new stonework shall be specified to match and blend with the historic mortar color
  - stone to be used on the lowest building level and any new retaining walls shall be specified to confirm a close match to the existing, natural stone material
  - smooth texture on the hardy board

**SECOND:**

Commissioner Jackson seconded the motion.

**DISCUSSION:**

There was no discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

**VI. OTHER BUSINESS**

**ITEM 4. Review and Recommendation Regarding Proposed Methodology for Repair of the Brook Street Bridge – Mark Stieber, Flood Recovery Project Manager.**

Ms. Anthony introduced Mark Stieber, Flood Recovery Project Manager saying discussion would involve the Brook Street Bridge specifically, but would also set the standard for other bridges under consideration for repair.

Mr. Stieber started by saying Flood Recovery personnel had spent a lot of time trying to identify the best fix for Brook Street Bridge, which is a beautiful historic structure, but poses several problems. They wanted something that would be aesthetically pleasing with low visual impact. Mr. Stieber mentioned the arch failure adding this needed to be fixed very soon and that there was a lot of scour at the bridge's footings. They want to keep the bridge in good shape for years to come and the method they had chosen would do that, last for generations, and look beautiful. Mr. Stieber explained there would be a lining on the barrel arch supporting underneath the structure. A pre-bent metal form is used to line the inside of the arch; there would be a 2"-3" gap between the form and the arch in which grout would be injected. Mr. Stieber said this process transferred the load into the metal, which then transfers down to the footings supporting the bridge. He stated they would also address the scour where the water had eroded the creek bed around the footing. Mr. Stieber added there were several bridges in town that had scour issues.

Ms. Anthony asked how far above the creek bed or water level would any new footings be or would they be subsurface. Mr. Stieber replied footing would only be a few inches above the water and at some point in the past, new footers had been put in so the new ones would not look any different or out of place. Mr. Stieber said he was going for the least amount of visual impact as possible.

Commissioner Casey asked what type of metal would be used. Mr. Stieber replied there were two options and he was strongly considering aluminum because there it would not erode.

Commissioner Wright asked if this was protective or if it added structural strength to the bridge. Mr. Stieber replied this would add structure and be stronger than when the bridge was new.

Mr. Stieber discussed the maintenance plan he was creating, similar to a Standard Operating Procedure, in order to maintain the bridges and to satisfy FEMA requirements for recordkeeping should any future funding as a result of flooding be necessary.

Ms. Anthony stated she felt confident the proposed method, under the specifics as discussed, would be a good solution for this bridge and potentially others.

Chair Minch asked if a recommendation would be needed. Mr. Stieber stated the State Historic Preservation Office would like to see the Commission's approval.

**MOTION:**

Commissioner Wingate moved, after presentation and consideration, that the Historic Preservation Commission approved of the design for the repair of the Brook Street Bridge using the multi-plated insert method with recessed, and possibly angled, colored concrete grouting to minimize any visual impact to the bridge.

**SECOND:**

Commissioner Wright seconded the motion.

**DISCUSSION:**

There was no further discussion regarding the motion.

**VOTE:**

Motion passed, 6-0.

The Commission thanked Mr. Stieber for all his work.

**Other Items:**

Commissioner Wingate asked if all the approvals for Cliff House West had expired. Ms. Anthony replied they had. Commissioner Wright mentioned she was told the owners could not justify the expense of all the rooms as proposed.

Commissioner Wingate also asked about the Yellow Deli. Ms. Anthony stated they had also expired and would be back for approvals.

Ms. Anthony mentioned that 946 Midland Avenue would also be coming back for reapproval.

**VII. ADJOURNMENT**

There being no further business before the Commission, Chairperson Minch adjourned the meeting at 7:21 p.m.

*Minutes submitted by Sherri L. Johnson, Planning Technician*