



**MANITOU SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING MINUTES**  
**WEDNESDAY, JANUARY 4, 2017**

**I. CALL TO ORDER**

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, January 4, 2017, in Council Chambers at 606 Manitou Avenue. Chairman Minch called the meeting to order at 6:02 pm. The Commissioners introduced themselves and the following were in attendance:

- PRESENT:** Chairman NEALE MINCH  
Vice Chairman ANN NICHOLS  
Commissioner ROGER ARMSTRONG  
Commissioner PATRICIA MCLEAN
- ABSENT:** Commissioner DEB MOORE (excused)  
Commissioner TAMMILA WRIGHT (excused)  
Commissioner LISETTE CASEY (excused)  
Commissioner BOBBY JACKSON (excused)
- STAFF:** Michelle Anthony, Senior Planner
- GUESTS:** Council Liaison Randy Hodges  
Councilman Gary Smith

**II. APPROVAL OF MINUTES**

**ITEM 1.** December 7, 2016

**MOTION:**

Commissioner Nichols moved to approve the December meeting minutes as presented.

**SECOND:**

Commissioner Armstrong seconded the motion.

**DISCUSSION:**

There was no further discussion.

**VOTE:**

Motion passed, 4-0. (Commissioner McLean abstained as she was not at the December meeting.)

**III. NOTICE OF COUNCIL ACTION**

Councilmen Hodges and Smith addressed the Commission to update it regarding the Brook Street Bridge. Councilman Hodges reported the previous evening, January 3, Council heard from 20+ citizens asking for a

parallel process for rehabilitation of the bridge vs. the current plan for demolition. Council voted to allow the rehabilitation option to move forward. Public Services staff would draft a Request for Proposals and report back at the January 17<sup>th</sup> Council meeting.

Councilman Smith stated accusations had been made by members of the public that the City wanted to tear down historic bridges. He appreciated the community coming to the Council on this issue, but some of the statements made were incorrect. Councilman Smith indicated he voted against the alternate proposal as he stood behind recommendations already made by the Public Services staff. He understood, however, this issue was important to people and if the bridge could be saved then it would be. He just wanted to assert the City did not want to tear down bridges and go against the Historic Preservation Commission. He said the Council respected the input but also had to consider liability and other issues.

Councilman Hodges also noted at the end of the Council meeting discussion regarding tuck pointing along Ruxton Creek had occurred, but the streambed scouring still continued and this needed to be recognized as well. He said a sustainable funding source for further repairs and maintenance of walls and bridges along the City's creeks in particular was needed.

Chairman Minch noted the City had been in a period of intense flood recovery since 2013 and there was a significant flow of money going to infrastructure related to that. He hoped the City was getting to a point where more day-to-day infrastructure and operations could start taking over. Councilman Hodges indicated he didn't think the City was completely at that point yet, but he was also looking forward to when it was.

Councilmen Hodges and Smith thanked the Commission and left the meeting.

*At this time, Chairman 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.*

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

**ITEM 2. MCAC 1615 - Material Change of Appearance Certification (New Construction of Studio Addition) - 215 Ruxton Avenue – Marie Whittaker and Thomas Crossno, Applicants**

Senior Planner Michelle Anthony presented the Staff Report dated December 30, 2016.

Chairman Minch asked about the addition roof and alignment with features of the building. Ms. Anthony replied the Staff exhibit provided as close to a picture of the alignment of the addition as she was able to achieve based on the information available and statements by the applicant.

Marie Whitaker, 215 Ruxton Avenue, thanked Ms. Anthony for her help through the process, noting she repeatedly attempted to get the level of information expected from the design engineer, but he was not able to provide detailed, architectural drawings. Ms. Whitaker stated the windows would be wood and match the existing windows. She indicated she was on the fence about the skylights on the street-facing sides of the roof as this was too modern for her taste. She noted they wanted to match the roof pitch of the smaller gable on the front of the house as close as possible with the new roof. In regard to the second floor window, they wanted to put in a horizontal 2'x5' window, but were planning to just install a new window, which matched the size and location of the upper sash of the current window. She reviewed the siding on the addition would butt together at each of the wall angles and then be capped by a narrow trim piece, which

would be painted the same color. The large lilac in the side yard would not be disturbed or removed and the wall in back of this part of the property would be removed and rebuilt at the time of the addition construction. She noted the details and materials on the addition, including the window cornice trim, would match the existing house.

Chairman Minch asked if there were any public comments. Hearing none, the Public Hearing was closed.

**MOTION:**

Commissioner McLean moved to approved MCAC 1615 for the construction of a studio addition on to the east side of the existing home at 215 Ruxton Avenue, with the following condition:

1. The Applicants shall provide the following for staff review and approval prior to issuance of any building permits for the construction:
  - a. Information on the dimension of the individual, existing window units on the east elevation of the house for comparison with the size and proportion of the windows in the proposed addition. Modification of the size of the new windows may be required to maintain the scale of windows as currently prominent on the house.
  - b. The pitch of the existing, street-facing gables on the existing house so the compatibility of the new roof pitch may be evaluated and any modification necessary determined.
  - c. Information on the design and materials of the second floor window that will be modified due to the placement of the proposed addition.
  - d. A new elevation drawing accurately showing all the materials, details, and features of the proposed addition in relation to the front of the existing home.

**SECOND:**

Commissioner Armstrong seconded the motion

**DISCUSSION:**

There was no further discussion regarding the motion.

**VOTE:**

Motion passed, 5-0.

**V. NEW BUSINESS**

**ITEM 3. MCAC 1701 - Material Change of Appearance Certification (Installation of Overhead Door in Existing Opening) - 725 Manitou Avenue – Ryan Lloyd of Echo Architecture on behalf of Kevin LeGrande, Applicant**

Senior Planner Michelle Anthony presented the staff report dated December 30, 2016.

Chairman Minch asked about the overhead doors shown in other photos on the Applicant's boards. Ms. Anthony noted all the examples were either new buildings, or buildings in which a garage door was an original feature (such as a fire station or a garage).

Commissioner McLean asked if the proposed door could match the windows, without the horizontal aluminum pieces. Staff noted it would not be possible as the door had to have “breaks” at these intervals in order to roll up.

Kevin LeGrande, owner of 725 Manitou Avenue, introduced himself and his business partners, who were present. Ms. LeGrande noted the craft beer market in the region had taken off and Colorado Springs was the #5 destination in the country for this. He and his partners wanted to move their business forward and were planning on producing barrel-aged beer, which was a unique niche. He noted the expansion was planned to facilitate this and also they needed better access for moving equipment and the 30 gallon barrels. He stated it would be a hardship to use the second window opening to the south on the side of the building. Mr. LeGrande stated the change would not hurt the appearance of the building.

Chairman Minch asked if, once installed, the tank and other equipment would be permanently located. Mr. LeGrande indicated it would, but the barrels would not. These were on double-barrel pallets and moved two at a time and could not go through a regular door opening.

Dominic Ko, co-owner and master brewer of the Manitou Brewing Company, stated he understood the concerns. He indicated their #1 concern was how not to effect the look of the building. Mr. Ko stated they wanted people to see the aging barrels from the front windows, not the grain mill.

Ryan Lloyd, Echo Architecture, referenced the historic use of the building as a burro livery and they assumed there were carriage doors in the openings at the side where the burros were housed. So they felt the proposed alteration was somewhat true to history. He noted the door in the closed position would look very similar to the window currently in place. Mr. Lloyd stated the MCAC process looked at applications individually, so no precedent would be set, and the proposed change was on the west side (not the front) of the building and in similar material and design to what was currently there.

Chairman Minch asked if an historic photo had been provided. Ms. Anthony responded it had and realized the information in the Commission’s packet was missing some pages of information. She pulled the missing pages from the application out of the file and passed them to the Commission members.

Ms. Anthony advised if the Commission was going to approve the request to make it clear this was based on the unique circumstances of this request – it is a building that had been heavily altered, the change was on the side, not the front, the window opening closest to the street was being allowed because of the issues with access clearance due to the handrails in place adjacent to the second opening. Ms. Anthony recommended not basing any approval on the interior layout because this could be changed and the Secretary’s Standards advised that use of a building should be compatible with the existing architecture, so the planned layout was not justification for approval.

Chairman Minch asked the Applicant how heavy the barrels were. Each two-barrel unit would be several hundred pounds.

Chairman Minch asked for public comments. Hearing none, the Public Hearing was closed.

**MOTION:**

Commissioner McLean moved to approve MCAC 1701 as requested with the justification the Applicant had demonstrated the proposed opening closest to the street was the only feasible place to install the overhead door because of the access restrictions adjacent to the second window opening and with the

finding the proposal met the intent of the Historic District Regulations and the Design Guidelines and is consistent with the Commission's purpose, which is to foster rehabilitation of structures, compatible infill, and protection of the historic district.

**SECOND:**

Commissioner Nichols seconded the motion.

**DISCUSSION:**

There was no further discussion regarding the motion.

**VOTE:**

Motion Passed, 5-0

**VI. OTHER BUSINESS**

**ITEM 4. Update Regarding Hiawatha Gardens Working Group**

Chairman Minch updated the Commission as to the process thus far:

- members of the working group had been gathering information on available funding and financial incentives
- they were talking to developers and potential users of the building in order to gauge interest and also gather that collective wisdom
- he would meet with the Mayor and Councilman Hodges a week from the following Monday to update them on the progress and make sure the information was addressing the questions and issues they anticipated
- the group was looking for photos of the Hiawatha and had put out requests to the public through the newspaper
- a digital exhibit and speaker presentation on the Hiawatha would be presented on January 17 and 18 at the Manitou Springs Heritage Center
- The City Council would hear the working group report at a worksession on February 28

Ms. Anthony agreed to contact the State Architect through Historic Colorado in order to see about some assistance evaluating the remaining, existing historic features of the building. She noted the HPC would discuss the questions directed to the Commission by the City Council at its October worksession at the February regular meeting.

**VII. ADJOURNMENT**

There being no further business before the Commission, Chairman Minch adjourned the meeting at 7:30p.m.

*Submitted by Michelle Anthony, AICP, Senior Planner*