



MANITOU SPRINGS HISTORIC PRESERVATION COMMISSION REGULAR MEETING AGENDA

All upcoming HPC meetings are scheduled to be hybrid,
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

February 5, 2025

5:30 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. December 4, 2024

III. PUBLIC COMMENT ON NON-AGENDA ITEMS

IV. NOTICE OF COUNCIL ACTION

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

2. Plan Manitou Update

VII. OTHER BUSINESS

3. Election of Officers

4. Commissioner experience of CPI conference

VIII. ADJOURNMENT

Commissioners:

Laura Kindseth, Vice Chair (03/31/2027)

Douglass Edmundson (03/31/2026)

Matthew Murphy (03/31/2028)

Ann Nichols (03/31/2025)

Joy Porter(3/31/2025)

Matthew Rose (03/31/2028)

Tammila Wright, Alternate Member (03/31/2028)

Staff and Liaisons:

Michelle Whetherhult, City Council Liaison

Fred Rollenhagen, Planning Director

Chelsea Royston, Senior Planner

Erin Ringsred, Planner and Landscape Architect II

Zachary Davison, Planner I

1 regular and 2 alternate positions available

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: www.manitouspringsgov.com.



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
DECEMBER 4, 2024**

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Vice Chair Kindseth called the meeting to order at 5:30 PM and declared a quorum present.

PRESENT: Vice Chair Laura Kindseth
Commissioner Douglass Edmundson
Commissioner Joy Porter
Commissioner Matthew Murphy
Commissioner Matt Rose

ABSENT: Commissioner Ann Nichols
Chair Susan Presti (resigned)

STAFF: Planning Director Frederick Rollenhagen
Erin Ringsred, Planner and Landscape Architect II
Planner I Zachary Davison

GUESTS: Katharine Vera, City Attorney

II. APPROVAL OF MINUTES

ITEM 1. November 6, 2024, Minutes

MOTION:

Commissioner Porter made a motion to approve November 6, 2024, minutes

SECOND:

The motion was seconded by Commissioner Rose.

VOTE:

Motion was carried 5-0

III. PUBLIC COMMENT ON NON-AGENDA ITEMS

IV. NOTICE OF COUNCIL ACTION

Hiawatha Gardens was presented to City Council in a work session on December 3rd. City Council gave staff direction to move forward with Option 2. Staff indicated that any improvements requiring MCACs would be brought to the HPC.

V. UNFINISHED BUSINESS

ITEM 1. None

VI. NEW BUSINESS

ITEM 2. MCAC 2424 – 305 Pine Ridge Avenue – Exterior Alterations

Planner Davison presented the application.

Commissioner Porter asked if the garage is attached to the house, it is not. Commissioner Porter also asked if there is another home with cement fiber siding (proposed) installed nearby. Staff was not aware of other structures with the proposed siding. Staff also clarified the proposed door location and the location of the window that will be repurposed.

Owner Hillary Mannion, 305 Pine Ridge Avenue, was called forward and explained why the proposed siding was chosen. It is visually similar to the existing vinyl but offers additional resilience and fire protection.

Commissioner Edmundson inquired about how the repurposed windows will be able to match the elevation since the proportions of the windows look different than the drawing. The owner indicated that other windows have been secured to replace the one that doesn't match the others.

Commissioner Porter asked why the original door will not be reused. The owner indicated that the storm door is not historic and that the doors being used currently are damaged and will be repurposed as interior doors. The door that will be used was salvaged from a historic hotel in downtown Colorado Springs.

The public hearing was opened and closed due to no comments.

MOTION:

Commissioner Edmundson moved to approve MCAC 2424 as proposed with no conditions.

SECOND:

The motion was seconded by Commissioner Murphy.

VOTE:

The motion carried (5-0).

ITEM 3. MCAC 2425 – 915 and 917 Osage Avenue – Exterior Alterations

Planner Davison presented the application which includes replacement of decks and exterior stairs. Commissioner Porter inquired about whether the hand rails would be reconstructed in wood or another material. The applicant, PJ Snow, answered that they would be reconstructed in wood. Commissioner Porter also asked what "contemporary safety standards" means, and the applicant replied that building and fire codes have changed over time. Commissioner Porter asked if the decks would be entirely replaced, or if only problematic spots would be repaired. The applicant answered that it would be a mix.

The public hearing was closed.

Commissioner Edmundson recommended that the tread of the stairs and decking be stained instead of painted in order to increase safety and resilience of the wood.

MOTION:

Commissioner Porter moved to approve MCAC 2425 as proposed without conditions.

SECOND:

The motion was seconded by Commissioner Murphy.

VOTE:

The motion carried (5-0).

VII. OTHER BUSINESS

ITEM 3. Staff Updates: Planning Director Rollenhagen informed the HPC about the approval of an administrative partial demolition of the two-story porch on the north side of 2-4 Canon Avenue.

A presentation of the Plan Manitou Update is scheduled for the February 5th meeting.

VIII. ADJOURNMENT

There being no further business to discuss before the commission, Vice Chair Kindseth adjourned the meeting at 6:13 PM.

*Minutes prepared by Chelsea Royston,
Senior Planner*