



MANITOU SPRINGS HISTORIC PRESERVATION COMMISSION REGULAR MEETING MINUTES MARCH 5, 2025

I. CALL TO ORDER

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

PRESENT: Chair Laura Kindseth
Vice Chair Matthew Rose
Commissioner Joy Porter
Commissioner Ann Nichols
Commissioner Doug Edmundson
Commissioner Matthew Murphy

ABSENT:

STAFF: Planner II Erin Ringsred
Planner I Zachary Davison

GUESTS: City Attorney Representative Katherine Vera

II. APPROVAL OF MINUTES

ITEM 1 February 5, 2025 Minutes

Chair Kindseth noted that in section 4 the word “intrefication” should be corrected to “withintrification”.

MOTION:

Commissioner Edmundson made a motion to approve December 4, 2024, minutes with Chair Kindseth’s correction.

SECOND:

The motion was seconded by Vice Chair Rose .

VOTE:

Motion was carried 6-0

III. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

IV. NOTICE OF COUNCIL ACTION

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

ITEM 2 MCAC 2501 - 308 Ruxton Avenue - Exterior Alterations – Planner Zachary Davison presented the application.

Vice Chair Rose asks if second story windows have been installed, and the addition removed.

Planner Davison stated the addition is removed but the windows are just tacked in so they can be easily removed if they are not approved.

Commissioner Porter asks about the window grids and whether they are the new ones are similar to those tacked in.

Planner Davison stated that the existing windows are separated and double hung.

Commissioner Edmundson stated that the windows are partially open revealing the top and bottom and agreed that these are double hung windows.

Vice Chair Rose asks about the intent of the front porch and returning it to the way it was formerly. The applicants will answer this question.

Chair Kindseth directed that question to the applicant and asked the applicants to come forward.

Josh and Ashley Allen at 924 Prospect Place. They are in the military and moved here in August. They are expecting their first child and are exiting the military and looking to settle in Manitou. Josh misunderstood that like vs like meant materials and not just size reference. The windows were removed because of extreme deterioration, and they want to do everything the right way, but aren't sure all the ways to go about it. They are on a tight budget, but doing their best to restore the home to its former glory so it is a great home for their family.

Vice Chair Rose asked if they are going to replace the lattice work or spindles or any of the long pieces.

The applicant stated that the addition was beyond repair and supported by a pebble on a few piers. He tried to save the remaining elements of the front porch but it was so far destroyed that there was nothing he could do but take it down. The spindles are set to the side, but due to budget constraints he is unsure of when he will be able to replace it. He says that due to budget constraints they are not unfortunately able to replace it at this time, but have saved what they could and will hopefully be able to replace it at some point in the future.

Commissioner Porter asked for clarification that none of the spindles and posts would be replaced at this time.

The applicant stated that he is not able to do that due to budget at this time. The original elements of the front porch were severely deteriorated due to the addition added by previous owners.

Commissioner Edmundson said that the building is located in the Ruxton subdistrict and is considered a contributing structure. This means that original architectural elements fall under the purview and guidelines of the historic preservation commission. The demolition of the original porch post and cover on the west side of the building without prior vetting by the Historic Preservation Commission was noted as unusual and an oversight in protocol. The scar left on the side of the building clearly indicates the original location and design of the porch post and cover. The original porch likely had a steeper pitched roof and was attached to the side of the building, as evidenced by the scarring. It was separate from the later addition on the upper level. He made recommendation to restore the porch, as it is considered an important original architectural element that contributes to the building's character and its place in the historic subdistrict. He stated spindle posts similar to the original can be acquired relatively easily. Taber Mill Outlet in Denver is a state-renowned resource for historic restoration materials, including newly made items and the ability to replicate specialized trim. Salvaged materials from other locations might also be an option.

Commissioner Nichols asked for clarification that the porch could not be accommodated in the current budget of the project.

Planner Davison stated that staff had provided the grant application to help with improvements but it cannot be applied retroactively.

Commissioner Porter asked if it could help with the porch.

Planner Davison state that yes it could.

Chair Kindseth stated that the applicant could apply next year as well if they have plans for the porch.

Commissioner Edmundson stated that they could see scaring on the exterior of the house. He suggested that the homeowner include the porch restoration plans in their existing homeowner's permit to streamline the process with the Pikes Peak Regional Building Department, especially regarding structural elements requiring engineering and inspection.

Vice Chair Rose stated that the front porch posts are standard and could be replaced easily

Planner Ringsred issued a statement for clarification of what portion of the structure the commission is defining as a porch. The area outlined in red with a window was an addition and not original. The area underneath the addition is inset from the addition and only the ornamentation of the posts remained and the roof had been removed previously.

Commissioner Edmundson identified the area under discussion and confirmed Planner Ringsred's scope of the front porch as previously stated.

The Applicant stated their commitment to restoring the neglected house and working with the commission but highlighted the financial realities and the extent of unforeseen repairs. He expressed significant financial challenges due to unexpected issues like extensive deterioration and a costly water line replacement, making immediate porch restoration difficult. An unforeseen repair to the water line has cost them \$20,000 unexpectedly. They do not have even a dollar extra to spend on improvements beyond those required to make the home habitable.

Vice Chair Rose stated that he appreciated the applicant's statements. We all share your feelings that the building needs to be restored and the commission is trying to advocate for the town.

Chair Kindseth stated that their efforts are appreciated.

Chair Kindseth opened the floor for public comment.

Leon and Geneva Knights step forward - 1124 West Pikes Peak in Old Colorado City to speak on behalf of their friends, Josh and Ashley Allen.

Leon Knight stated that he has experience with historic homes, owning one built in 1909 in Old Colorado City and another built in 1901 in Texas. This gives him familiarity with the challenges of renovating and updating older properties, including window compliance and energy efficiency. He acknowledges the trade-off between original windows and energy efficiency, noting that original windows can lead to an inefficient home in winter. He believes Josh has a desire to keep the house in Manitou as original as possible. He raises a point about the definition of "original," noting that many older homes have had unoriginal alterations over time. He suggests that the choice might be between dilapidated homes with existing unoriginal alterations and a modified, updated home that is lived in and tries to be as close as possible to the original while addressing modern needs and safety codes (like electrical). He believes the current homeowners are doing their best to keep the house as original as possible while making necessary updates. Regarding the removed porch, he raises concerns about its structural integrity, especially considering the later addition on top. He notes that a subfloor was added directly on top of the porch roof to create a kitchen above, and the supporting posts for this addition likely weren't engineered or permitted. He suggests that the original porch was potentially unsafe due to this later addition. While he agrees the spindle look is historic, he suggests focusing on completing the current work and potentially adding the porch back in the future when feasible.

Geneva Knights also spoke in support of the applicants. She and her husband are close to Josh and Ashley and witnessed the poor condition of the house when they first bought it, describing it as an "eyesore" and potentially unsafe. She is impressed by the progress Josh and Ashley have made with the renovations, especially considering their age and current situation. She appreciates the commission's understanding and

willingness to help while also representing the beauty and history of Manitou, which is why the homeowners chose to renovate there. She sees this as a learning experience for everyone, including others who might undertake similar projects in the future. She asks for grace for Josh and Ashley, as this is their first time going through such a significant renovation.

Chair Kindseth closed the public hearing and opened the item for discussion amongst the Commission

Commissioner Porter stated she appreciated what they are going through however felt that the front porch improvements should be included.

City Attorney Vera stated that the commission could condition future approvals for this property on the restoration of that porch.

Commissioner Porter said she is concerned because this is a contributing home.

Commissioner Nichols asked for clarification on the legal recommendation.

City Attorney Vera stated that the commission could approve this MCAC but condition future MCAC approvals for this property on the restoration of that porch.

Commissioner Nichols stated that we could state we would like to see the historic porch reestablished.

City Attorney Vera stated that we could add a timeline on when they need to bring a front porch application back within nine months for example.

Commissioner Porter asked how we could ensure this in the future.

City Attorney Vera stated that the conditions being considered aren't the only recourse you could enforce code enforcement procedures.

Commissioner Nichols stated that it was administratively approve and that would not be appropriate at all.

Planner Ringsred clarified that the addition was administratively approved for demolition by staff because the addition was deemed a hazard and unsafe. Taking this to court would be challenging because the unpermitted addition that had to be removed due to safety. The addition is what compromised the original front porch.

Planner Ringsred stated that we could include the recommendation to improve the front porch in future staff reports as part of the project background and could be considered with future MCACs.

Commissioner Porter asked if any MCAC's had been identified to bring forward in the future.

Planner Ringsred stated that there are no planned future MCACs at this time.

Commissioner Edmunson sympathizes with the homeowners, believing they intend to do the right thing but may have acted prematurely or received incorrect advice. He regrets that the commission didn't see the window plans before replacement to suggest more historically appropriate options. Regarding the porch, he suggests a longer timeframe for restoration for example three years, given its importance as an original architectural element. He advises the homeowners to work closely with their engineer and the regional building department to navigate the permitting process. He reiterates that conditioning future MCAC applications on porch restoration seems like the most viable option for the commission.

Commissioner Nichols stated that we have an application for a project that will materially improve a historic structure in our community and they are committed to doing that. They suggest that while porch restoration is desirable, the homeowners have clearly indicated that it is not currently economically feasible. They stated we do have economic hardship criteria in our code.

MOTION:

Commissioner Nichols moved to approve MCAC 2401 as presented with a condition that When they come back to the City for MCACs they would have an application for porch improvements, and this would not be time bounded.

SECOND:

The motion was seconded by Commissioner Murphy.

VOTE:

The motion carried (6-0).

ITEM 3 308 Ruxton Avenue - Vicky Bunsen Doucette Memorial Mini-Grant – Planner Zachary Davison presented the grant application.

Commissioner Porter asked for clarification regarding grant amount.

Planner Davison stated the applicant is seeking the full \$2,0000.

Vice Chair Rose asks when the timeline for this application is.

Planner Davison stated the application is for now, for the improvement identified in the example areas.

Planner Davison clarified that The applicant has the ability to apply every 12 months. This grant is a refund after the fact grant. The planning department has to approve the project and then issue check request or apply the refund to the utility bill.

MOTION:

Vice Chair Rose moved to approve the \$2,000 mini grant as presented with no conditions.

SECOND:

Commissioner Nichols seconded the motion.

VOTE:

The motion carried (6-0).

VII. OTHER BUSINESS

ITEM 4 Historic Preservation Awards 2025

Planner Ringsred stated that some of the 2023 awards were not picked up by the home owners.

Chair Kindseth stated that commissioners would pass out the previous awards.

Planner Ringsred distributed the awards still in need of distribution.

Planner Ringsred stated the existing list is for MCACs approved in 2023 and 2024

Commissioner Edmundson shared details regarding the awards ceremony in 2023.

Chair Person Kindseth has reserved the Library Community Room for May 29th a Thursday evening.

Planner Ringsred requested we give as much notice to the awardees as possible. They stated that on the April 2025 hearing we need to review and provide recommendations for the awards so that we can move forward with notifications.

Commissioner Murphy asked if there would be a powerpoint for all of the project.

Planner Ringsred stated that commissioners have gone to the sites in the past and cross referenced this with the MCAC packets.

Commissioner Edmundson stated that you go to the address refer to the packet in the agenda archives and see if the work has been completed per the MCAC.

Chair Kindseth asked if the list would be divided.

Vice Chair Rose stated that it would be helpful for all of the commissioners to review.

Planner Ringsred showed the commissioner where the archived packets could be found on Documents On Demand.

Commissioner Edmundson volunteered to find the previous years artist contact information and would also contact Audrey Grey at CRANE.

Planner Ringsred asked if there was a budget

Commissioner Edmundson stated that the budget has typically been around \$500 to \$600.

Chair Kindseth will look into caterers for the May 29th event. The city generally tries to support local businesses when purchasing food, though there is no preferred food vendor.

VIII. Historic Preservation Month

Historic Preservation Month Photo Contest:

Vice Chair Rose will create a graphic design for the contest application. Twelve photos are needed for the design. Commissioners will each take two or three photographs around town for the contest.

To avoid violating Sunshine Laws, commissioners should send their photos to staff. Staff will then forward them to Vice Chair Rose to compile the scavenger hunt.

The types of photographs needed include: Bridges, Buildings, Neon signs, Close-up architectural details, Main features of buildings that are easily identifiable

Chair Kindseth will be meeting with the Chamber of Commerce to help with referring between sights and promoting the Scavenger Hunt.

Planner Ringsred stated she can be present but does not have to be.

Planner Ringsred stated that Pikes Peak Bulletin is also an option for advertising beginning the last two weeks in April. Erin advises the Commission that the City generally pays for all advertisement space.

Chair Person Kindseth is considering approaching them to do an article. The scavenger hunt concept is based on the "Where is it?" feature the Pikes Peak Bulletin used to run, but with a historic preservation focus to familiarize people with Manitou Springs' historic buildings and raise awareness about the Historic Preservation Commission and available resources. Reaching out to Hala at the Pikes Peak Bulletin to discuss costs and advertising options is suggested. The goal is likely to publish all 12 photos at once, requiring a larger space than an eighth of a page. Publishing photos gradually over several weeks is also mentioned as a possibility. The Heritage Center is a 501(c)(3) organization, so publishing through them might qualify for a free or very low-rate Public Service Announcement.

The agenda item will be revisited at the April meeting with information on funding options (all at once vs. weekly), costs, and the possibility of an article.

The Chamber of Commerce and The Heritage Center are suggested as potential partners for the scavenger hunt. The Chamber could be a convenient drop-off location for entries, as they have a counter. The Heritage Center could potentially publish information as a PSA.

Typically, there is a prize (a book donated by a local bookstore) for a drawing of correct entries. Since there is no local bookstore currently, a gift certificate from a local restaurant or shop is suggested as an alternative. Chair Person Kindseth will follow up on the prize

IX. ADJOURNMENT

With no other old business, the meeting is adjourned at 7:10 pm

Minutes prepared by Amanda Robinson.

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

1 regular and 2 alternate positions available

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

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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.