



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>

April 1, 2026

5:30 PM

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. HPC Minutes 03.04.2026

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

D. NOTICE OF COUNCIL ACTION

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. MCAC 2607 – 306 Canon Avenue (Exterior Alterations)
2. MCAC 2608 - 9 Arcade (Exterior Alterations)

G. OTHER BUSINESS

1. Architectural Treasures Hunt
2. HPC Awards List and Ceremony Planning

H. ADJOURNMENT

Commissioners:

Laura Kindseth, Chair (03/31/2027)
Matthew Rose, Vice Chair (03/31/2028)
Erin Handlin (03/31/2029)
Matthew Murphy (03/31/2028)
Ann Nichols (03/31/2029)
Joy Porter (3/31/2029)
Avrie Tomsik (03/31/2029)
Jehan-Ara Khan, Alternate Commissioner (03/31/2030)
Tammila Wright, Alternate Commissioner (03/31/2028)

Staff and Liaisons:

Julie Wolfe, City Council Liaison
Fred Rollenhagen, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Zachary Davison, Planner II

1 alternate position 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.



**CITY OF MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION**
Regular Meeting Minutes
Hybrid Meeting via Zoom and at Memorial Hall
March 4, 2026

A. CALL TO ORDER

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

COMMISSIONERS PRESENT FOR ROLL CALL:

Chair Laura Kindseth
Vice Chair Matthew Rose
Commissioner Erin Handlin
Commissioner Ann Nichols
Commissioner Joy Porter
Commissioner Avrie Tomsik
Commissioner Matthew Murphy
Alternate Commissioner Jehan-Ara Khan

COMMISSIONERS ABSENT FOR ROLL CALL

Alternate Commissioner Tammila Wright

STAFF PRESENT:

Senior Planner Chelsea Royston
Planning Director Frederick Rollenhagen
Planner II Zachary Davison

GUESTS PRESENT:

City Attorney Representative Katherine Vera

B. APPROVAL OF MINUTES

1. February 4, 2026 HPC Minutes

Commissioner Murphy moved to approve the minutes as presented. Commissioner Nichols seconded the motion. The motion passed (7-0).

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

D. NOTICE OF COUNCIL ACTION

1. Introduction to City Council Liaison – Councilor Julie Wolfe

There was no notice of Council Action.

E. UNFINISHED BUSINESS

There was no Unfinished Business.

F. NEW BUSINESS

1. MCAC 2602 – 832 Midland Avenue (New Residential)

Planner Davison gave a presentation regarding Material Change of Appearance Certification (MCAC) 2602. The proposal was described to be a 1,160 square foot craftsman style bungalow, including requests for height and side setback relief. City code provisions for height and setback standards were reviewed as well as HPC's ability to provide relief. The definition of steep was provided, as the property is on a defined steep slope.

Commissioner Porter asked about the steep pitch of the roof, and how it was compared to the other houses in the neighborhood. Planner Davison clarified that there is not set standard, but confirmed that what the request aligns with the average.

Vice Chair Rose commented that a shallower pitch of the roof could allow the proposed home to be in compliance with height standards. Planner Davison said that the current design aligns with the historical look.

Planner Davison confirmed that if relief is approved by HPC, the City Planning Commission (CPC) would not have a role. Planner Royston explained that the development would be a Minor Site Plan, which would be an administrative decision.

There was a discussion about the historical standard for variances, during which Planner Royston explained how the CPC reviews variances under specific criteria, but that HPC does not have to follow this criteria to allow for the relief.

Owner Carey Mossup, clarified their intent is to return to Colorado. Applicant Lacey Wells, with LGA Studios shared that the owner plans to use the proposed development as a retirement home.

Chair Kindseth inquired if the Applicant would consider a different style that would fit the neighborhood. The Applicant said they would be opening to changing the style.

Commissioner Porter asked if the porch was the reason for the roof slope. The Applicant clarified that proposed roof slope was a design choice to keep clean shapes.

Commissioner Handlin asked about the windows and railings, and added that Manitou normally sees vertical railings and double hung windows. The Applicant clarified that the homeowners prefer a modern style, but design changes could be made.

Chair Kindseth opened public comment at 6:04 PM.

Byron Bell, 917 Prospect Place, stated that the design of the railing should not be changed.

David Hunting, 914 Midland Avenue, asked about the construction process and the potential impact on property tax.

Planner Royston explained that it is out of the HPC's jurisdiction to consider property tax effects. She clarified that multiple construction permits would be needed, and that the Public Works Department could be contacted for information.

Simone, 828 Midland Avenue, expressed concern about her personal view being obstructed by the patio of the home, and parking with the construction traffic.

Planner Royston clarified that the side yard setbacks are met for the property which would protect her view. She also explained that permits and a site plan would need approval within a year, and construction would need to begin within a year and a half of pulling a building permit.

Chair Kindseth closed the public comment portion of the hearing at 6:18 PM.

Vice Chair Rose asked where to stop if the height limit was exceeded. Planner Royston spoke that the five additional feet for height was a provision that the HPC could provide.

Commissioner Porter stated that the garage door should look more historical, along with a change in the railing and windows.

Vice Chair Rose suggested that vertical railings could have a modern look.

Vice Chair Rose motioned to approve MCAC 2602 under the condition that the garage door appearance change. The motion was seconded by Commissioner Nichols. The motion passed unanimously (7-0).

2. MCAC 2604 – 944 Midland Avenue (New Residential)

Planner Royston provided a presentation regarding MCAC 2604. The request was described to be a new single household detached dwelling, including a request for relief from height limitations to accommodate a steep roof pitch. She shared that the applications were also submitted to CPC as one minor development plan for front setback variances. It was noted that 944 Midland is compliant with setbacks but a variance will be sought for front setbacks. She explained that if HPC were to deny height relief, the Applicant could seek relief through CPC. Staff recommended allowing

the structure as designed and moving it on the site to meet setbacks, with staff authorized to determine those changes without HPC approval.

Commissioner Murphy asked why the home was located close to the roadway. Planner Royston explained that the placement allows for easier entry and shifts the building height to the rear of the lot.

Applicant Michelle Williams, from LGA Studios, noted that the front setback request was proposed because moving the home back on the property creates issues with construction. Owner Nathan Reitz stated that he hopes to add benefit to the community. He added that his non-profit organization, Summit Ministries, does pay property tax if there is revenue generated.

Chair Kindseth asked about the front elevation, noting that the proposed box bay is not consistent with the neighborhood. The Applicant stated that they thought it added character. Vice Chair Rose agreed with Chair Kindseth. The Applicant asked if they should remove it, Chair Kindseth confirmed.

Chair Kindseth opened the hearing for public comment at 6:42 PM.

Byron Bell, 917 Prospect Place, expressed concern that his parking easement would be used for construction workers. Planner Royston explained that it depends how the easement is written, and added that the easement would be out of HPC's purview.

There was a brief discussion about how close the build would be to the property line. It was confirmed that the proposal complies with rear setback standards. This was followed by a brief discussion about drainage for the property, during which Planner Royston clarified that a grading and erosion control plan would provide details.

David Hunting, 914 Midland Avenue, referred to the history of the property, and stated that the proposal was reasonable. He added that his home met the 15 foot setback requirement and that should be considered on this property.

Chair Kindseth closed the hearing for public comment at 6:51 PM

Applicant Reitz said that his hope is to limit traffic and work with neighbors.

Commissioner Porter spoke in support of 15 foot setbacks.

Vice Chair Rose suggested that simplifying the front elevation would help it match the neighborhood, with removal of the box bay. Commissioner Porter agreed.

Commissioner Tomsik motioned to approve MCAC 2604 with removal of the box bay and with Staff conditions as outlined. The motion was seconded by Commissioner Handlin. The motion passed unanimously (7-0).

3. MCAC 2605 – 946 Midland Avenue (New Residential)

Planner Royston gave a presentation regarding MCAC 2605, in which the Applicant requested a 5 foot side yard setback where 7 feet 6 inches are required on the

southeast property line adjacent to 944 Midland Avenue. The proposed 1,546 square foot structure included a covered front patio and different styling of the front facade. Due to topographic changes on the site, the front elevation would be 20 feet 6 inches, while the rear elevation would be 29 feet 11 inches and would require an additional 5 feet relief to meet General Residential standards. Staff recommended that the front porch have asphalt shingling instead of metal to maintain neighborhood character, and that they have the ability to move the property on the site to meet setbacks without HPC approval if denied.

Applicant Michelle Williams, from LGA Studios, stated that the side setback request was proposed because the 946 Midland Avenue lot is 5 feet narrower than 944 Midland Avenue, and added that the setback would not effect a neighbor on either side.

Chair Kindseth opened the hearing for public comment at 7:02 PM.

Byron Bell, 917 Prospect Place, shared concerns regarding drainage with his property, which backs up to 946 Midland Avenue, and the rear easement potentially being used for construction. He added that he is concerned that the setback will look right over his property and inquired about a plan to build a fence or wall. Planner Royston confirmed that fences are not permitted in easements. Bell said there is currently a fence. Planner Royston advised that perceived code violations could be submitted to the City.

David Hunting, 914 Midland Avenue, stated that there is a School Bus parked on the property, and that he wants it removed.

Applicant Reitz confirmed that the bus would be removed. He also said that he did not know currently if a fence would be built.

Chair Kindseth closed the public comment portion of the hearing at 7:06 PM.

Commissioner Tomsik commented that the garage door conflicts with the style as it was steel and noted that a steel garage door was just rejected at 828 Midland Avenue. Commissioner Murphy agreed. Planner Royston clarified the properties are in different historic subdistricts.

Commissioner Porter expressed support for denying the side setbacks.

Planner Royston noted that HPC's ability to relieve setbacks is to allow for mimicking of historic development patterns.

Commissioner Nichols motioned to approve MCAC 2605 with the two conditions recommended by staff. Commissioner Handlin seconded the motion. The motion passed (6-1) with Commissioner Porter opposed.

4. MCAC 2603 – 210 Iron Road (Exterior Alterations)

Planner Davison gave a presentation regarding MCAC 2603. It was described as a project to remove an existing enclosure over the front porch and install a new one along with a permanent awning over the garage doors. It was noted that the property has

faced stormwater issues that impacted the structure, which is why the awning would support the property.

Vice Chair Rose commented that he doesn't see how the additions would affect the stormwater issues. Planner Davison clarified that the property owners were also facing mobility issues, and that they were attempting to bring it into compliance while thwarting snowfall and other damage that has been caused by water.

Applicant Karl Honsalek of Comfort Restorations stated that the additional patio cover should help with water mitigation.

Commissioner Murphy motioned to approve MCAC 2603 with no conditions. Commissioner Tomsik seconded the motion. The motion passed (7-0).

G. OTHER BUSINESS

1. Preservation Award Art Contest Update

Commissioner Tomsik said she reached out to Manitou Springs High School with no response.

Commissioner Porter stated that schools are under pressure at this time, and they might not have capability to participate right now.

Commissioner Handlin suggested the Commission could ask the elementary school.

Commissioner Tomsik commented that the Art Contest might be more appropriate for a high school student skill level.

Chair Kindseth said she would bring the flyers for distribution to the school in person, and confirmed that the library was reserved for the HPC awards on May 28, 2026 at 5:30 PM.

A short discussion ensued about previous attendance at the awards, and the process of invitation for the awards.

2. Scavenger Hunt

Planner Royston asked if photos at the same address are permitted for the scavenger hunt. It was clarified they need 11 distinct addresses. The deadline for submission of the images was a set for mid-April.

H. ADJOURNMENT

The meeting adjourned at 7:37 PM.

If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554.



Title: MCAC 2607 – 306 Canon Avenue (Exterior Alterations)
From: Erin Ringsred
To: Historic Preservation Commission
Address of Proposal: 304/306 Canon Avenue
Applicant: Mark Wyant

April 1, 2026

Proposal:

The applicant is proposing the replacement of the existing concrete driveway with non-permeable pavers in a pink and gray blend. The applicant is also proposing the removal of the existing fountain with a refurbished stagecoach or something similar.

Zone District:

Downtown (DWTN)

Historic Subdistrict:

Commercial Core

Background and Existing Conditions:

The subject property, originally constructed in 1873, was one of the first grand hotels constructed in Manitou Springs. Although it has gone through many modifications, additions and fires, it still retains much of its Queen Anne character (turrets, dormers, shingles, etc.) and its grand scale. Situated to the rear of the Bath House, the Cliff House makes a significant contribution to the resort climate of the town.

The existing driveway is constructed of concrete with a border of reddish pink pavers. The driveway extents and curb cut locations will remain the same.

Previous photos of the front lawn area do show fountains present intermittently in the hotel's past. The presence of a fountain is not noted as a historic feature integral to the site's character in the historic inventory conducted in 1991. Historic photos show a statue and basin as far back as 1924. A basin appears in 1973 photographs but appears to be filled in. The survey in 1991 suggests that the fountain was no longer there. The modern configuration is noticeably smaller, suggesting it is likely a major alteration or a complete replacement of that original feature. As for the statue, it seems to be a very recent addition. Photos show a different condition as recently as 2018 for the statue located in the front of the property.

Public Involvement:

The application was noticed in accordance with Section 17.04.100 of the Manitou Springs Municipal Code. No public comment has been received as of the publication of this report.

Findings and Review Criteria:



The following guidelines are applicable to this project:

Chapter 10: Guidelines for Site Improvements for Residential and Commercial Properties

10.1 Preserve all existing stone walls, bridges and stairs.

The existing stone wall around the property’s perimeter will not be impacted by the proposed construction.

10.7 Infill and redevelopment projects shall maintain the tradition of contributing to the ambience of downtown by including site elements and enhancements that complement the streetscape and associated public spaces in the Historic Core.

The proposed stagecoach feature will contribute an art element. The stagecoach would also provide visual character and reference the site’s history as a stagecoach station and inn for the Leadville Stage Company.

10.11 Integrally colored materials such as stucco, roofing, stone, mortar and concrete will be reviewed by Planning Staff.

The proposed concrete paver color has been reviewed by the planning department.

Staff Recommendation:

Should the Historic Preservation Commission find it appropriate to approve the Material Change of Appearance Certification, staff do not recommend any conditions.

Motion Language Options:

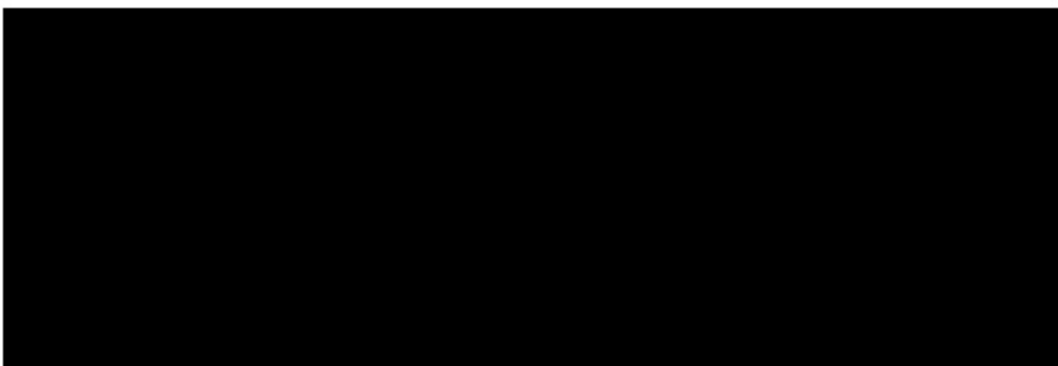
MCAC 2607 – Material Change of Appearance Certification

Approve the Material Change of Appearance Certification at 306 Canon Ave, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification as set forth in City Code Section 17.04.050.B.5.

Approve the Material Change of Appearance Certification at 306 Canon Ave, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with conditions as follows...

Deny the Material Change of Appearance Certification at 306 Canon Ave, based upon the findings that the request does not meet the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5.

Postpone the Material Change of Appearance Certification at 306 Canon Ave, to May 6, 2026, for further consideration.



March 2, 2026

Manitou Springs Planning Department
606 Manitou Avenue
Manitou Springs Colorado 80829
Attention: Zachary Davison

Dear Sirs,

Enclosed you will find the package for the proposed renovation of the driveway at the Cliff House at Pikes Peak. We propose removing the currently cracked non colored concrete driveway and replacing it with a pavestone non permeable surface driveway in the colors of pale pink and gray.

The pave stone product is "Valenda" that we will use.. here is the picture of the product on the pavestone Website:

<https://www.pavestone.com/productfamily/Valenda->

The color we are using is a light pink and gray textured surface that best matches the pink being utilized on the sidewalks in the front that were installed by the city in the past.

It is important to note that NO CHANGE in elevations will occur, NO CHANGES will be done to the approaches and the total yardage of grading/fill will be less than 50 Cubic Yards.

Additionally we will be removing the fountain that was installed in the 60's and replacing it with a small landscaped area pad that will have a stagecoach placed on it similar to the ones that were used on the old stagecoach line to Leadville when the property was built in 1878. We are huge advocates for historical accuracy and believe that this will enhance the properties aesthetics and provide historical context to the hotel.

I have included pictures of the proposed changes to the driveway as well as existing pictures of the driveway. I have also included a picture of a sample restored Stagecoach that we will be utilizing.

Best Regards

A handwritten signature in blue ink, appearing to read "D. Mark Wyant".

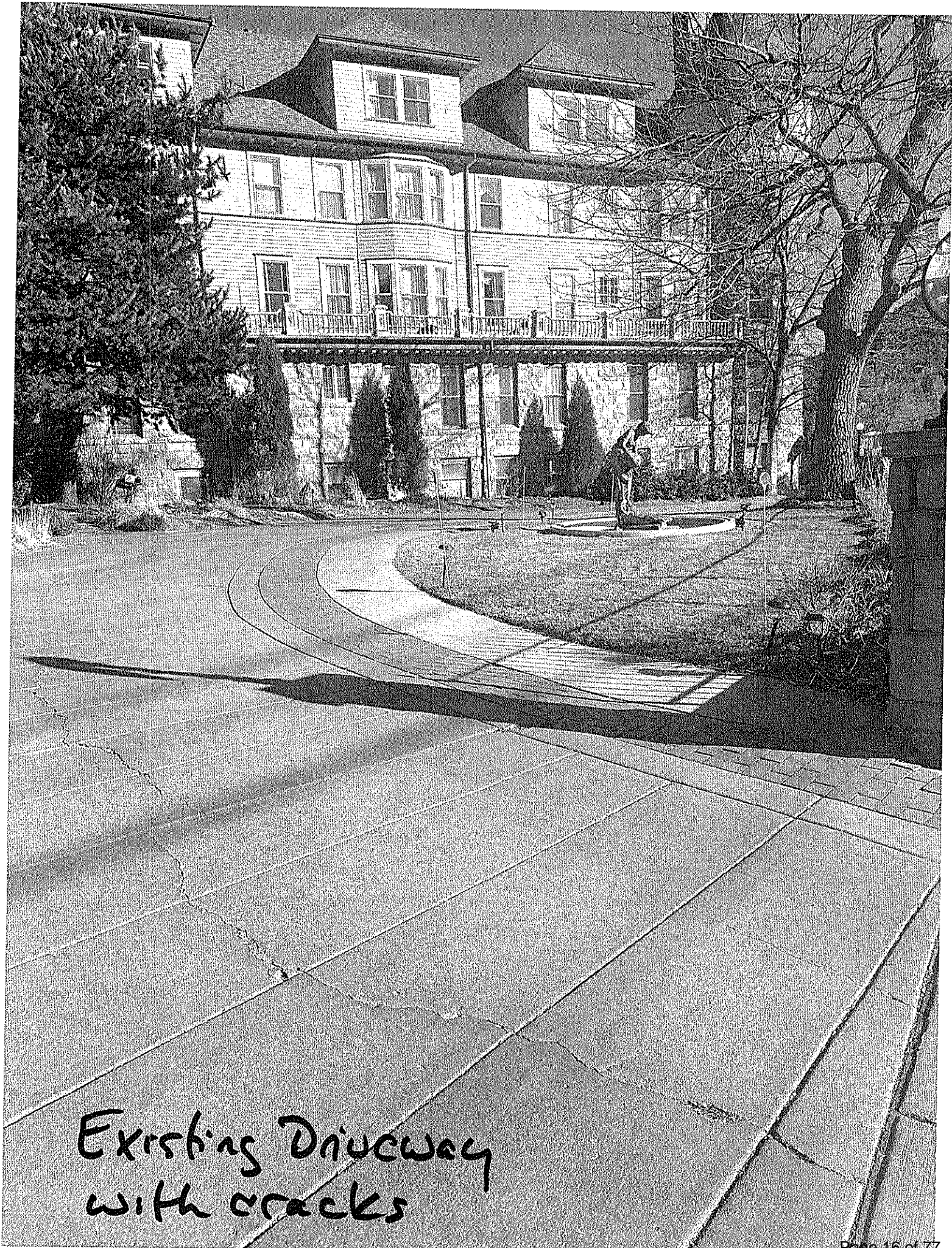
D. Mark Wyant
President
Glenbrook Lodging Corp.
Owner







Proposed Paucstone Driveway



Existing Driveway
with cracks



Proposed Stagecoach to replace Gountain



HISTORIC PRESERVATION CODE CHAPTER 17.04.050
MATERIAL CHANGE OF APPEARANCE CERTIFICATION (MCAC)
EXTERIOR REMODEL / NEW CONSTRUCTION
SUBMITTAL INSTRUCTIONS and CHECKLIST

This checklist is not designed to be a substitute for the Historic Preservation Regulations. Applicants are expected to review the details of the Regulations; copies can be purchased in the Planning office, or accessed online at: www.manitouspringsgov.com

A pre-application conference shall be scheduled with Planning Staff a minimum of 14 working days prior to application submittal in order for the Applicant to become acquainted with the submittal requirements and the Historic Design Guidelines. The following information needs to be provided at the pre-submittal meeting:

- 1) *Conceptual site layout*
- 2) *Conceptual building exterior elevations including exterior materials.*

By 4:30 p.m. on the published submittal date the following information, as specified in the Manitou Springs Historic Preservation Regulations, shall be submitted electronically to planningdept@manitouspringsco.gov

- 1. A completed **Development Review Application** form with nonrefundable application fee.
- 2. A **letter of explanation** containing the following information:
 - Property address
 - Name, address, phone number, email of owner
 - Name, address, phone number, email of developer or contractor (if other than the owner)
 - Name, address, phone number, email of architect or designer (if commissioned)
 - Description of any existing improvements on the property
 - A statement describing the scope of the project, the design intentions, and a comment on the project's visual impact on its surroundings
 - Detailed description of the proposal
 - Description of the proposed type of all exterior materials
- 3. **Photographs** of the existing property and its relationship to the surrounding area.
- 4. Site Plan per Planning Commission requirements (see Chapter 18.72.030 Site plan requirements)
 - Existing and proposed floor plan layouts
 - Elevation drawings and details
- 5. Completed **Checklist for Applicability**.
- 6. Applications for properties in the Downtown Zone shall submit elevations and samples of the proposed exterior color(s)
- 7. Applications for properties in the Downtown Zone may also be required to submit additional information or documentation such as a photo simulation, massing model, streetscape elevation, streetscape or building perspective and extended site plan incorporating the existing Resources surrounding the proposed construction, which demonstrates its overall compatibility in relation to siting, scale, height and massing
- 8. Other information as requested by the Planning staff and/or the Historic Preservation Commission

CHECKLIST FOR APPLICABILITY
City of Manitou Springs Historic District Design Guidelines

Project Name and/or Address Cliff House Driveway Renovation Date 03-02-2026

STEP 1: Identify an approach for your project (see page 1.7 of the Historic Design Guidelines)

STEP 2: Complete the following Checklist

- Is the Guideline applicable? If yes, is your project in compliance with the Guideline? If your project is not in compliance, please indicate why not and describe your alternative strategy for fulfilling the intent of the Guideline.

Photographs and supplemental information are encouraged. Please use a separate piece of paper if you need additional space.

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 1: Introduction (Includes Philosophy, How to Use the Design Guidelines and the Submittal Process)								
Chapter 2: Historic Context (Includes information about the Historic Subdistricts on pages 2.7-2.60 and Architectural Styles on pages 2.61-2.72)								
Chapter 3: Guidelines for SUSTAINABLE Building Strategies								
3.1	3.6	Solar Panels and Photovoltaic Cells		X				
3.2	3.6	Satellite Dish Antennas		X				
Chapter 4: Guidelines for Preservation, Alterations and Additions to CONTRIBUTING RESIDENTIAL Structures								
4.1	4.1	Architectural Character		X				
4.2	4.2	Building Alignment		X				
4.3	4.2	Building Orientation		X				
4.4	4.2	Building Height		X				
4.5	4.4	Mass & Scale		X				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
4.6	4.4	Roof Form		X				
4.7	4.5	Roof Materials		X				
4.8	4.6	Chimneys		X				
4.9	4.6	Dormers		X				
4.10	4.7	Skylights		X				
4.11	4.7	Porches		X				
4.12	4.8	Porch Material		X				
4.13	4.9	Windows		X				
4.14	4.10	Doors		X				
4.15	4.11	Architectural Details		X				
4.16	4.12	Foundation Ornamentation & Details		X				
4.17	4.12	Foundation Ornamentation & Details		X				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
4.18	4.13	Materials		✓				
4.19	4.13	Materials		X				
Chapter 5: Guidelines for NEW RESIDENTIAL Construction								
5.1	5.2	Building Alignment		X				
5.2	5.3	Building Orientation		X				
5.3	5.3	Building Height		X				
5.4	5.4	Mass & Scale		X				
5.5	5.4	Mass & Scale		X				
5.6	5.5	Building Materials		X				
5.7	5.5	Roof Form		X				
5.8	5.6	Roof Materials		X				
5.9	5.6	Porches		X				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 6: Guidelines for Additions and Alterations to NON-CONTRIBUTING Structures								
6.1	6.1	Building Orientation		X				
6.2	6.2	Mass & Scale		X				
6.3	6.2	Building Materials		X				
6.4	6.2	Roof Form		X				
6.5	6.3	Architectural Details		X				
Chapter 7: Guidelines for NEW Construction in the COMMERCIAL CORE (see also pages 2.53-2.55 and Chapter 10)								
7.1	7.3	Franchise Architecture		X				
7.2	7.3	Building Alignment		X				
7.3	7.4	Building Orientation		X				
7.4	7.4	Mass & Scale		X				
7.5	7.5	Building Form		X				
7.6	7.5	Roof Form		X				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
7.7	7.6	Storefronts		X				
7.8	7.7	Storefronts		X				
7.9	7.7	Storefronts		X				
7.10	7.8	Architectural Details		X				
7.11	7.9	Architectural Details		X				
7.12	7.10	Architectural Details		X				Quartzstone substitute for concrete (not colored)
7.13	7.11	Materials	X					
7.14	7.11	Materials		X				
7.15	7.11	Materials		X				
7.16	7.12	Awnings		X				
7.17	7.13	Nonconforming Commercial Buildings		X				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 8: Guidelines for New Construction and Additions in Selected SUBDISTRICTS								
8.1	8.2	Architectural Details of Historic Structures		✓				
8.2	8.3	Architectural Details of Historic Structures		✗				
8.3	8.4	Architectural Details of Historic Structures		✗				
8.4	8.5	Franchise Architecture		✗				
8.5	8.5	Nonconforming Commercial Buildings		✗				
LOG CABIN SUBDISTRICT (see also pages 2.33-2.35, 10.6-10.7, and 10.9-10.10)								
8.6	8.7	Building Form		↓				
8.7	8.7	Primary Entrances and Porches						
8.8	8.7	Garages						
8.9	8.7	Garages						
8.10	8.8	Building Materials						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
EL COLORADO LODGE SUBDISTRICT (See also pages 2.21-2.23)								
8.11	8.8	Building Alignment						
8.12	8.9	Building Orientation						
8.13	8.9	Mass & Scale						
8.14	8.9	Building Form						
8.15	8.10	Roof Form						
8.16	8.10	Materials						
8.17	8.10	Materials						
8.18	8.10	Materials						
VILLAS SUBDISTRICT – Page 8.11 (See also pages 2.49-2.51 and Chapters 3, 4, 5, 6, 9, 10 and/or 11 as applicable)								
CLIFF DWELLINGS SUBDISTRICT (See also pages 2.17-2.19)								
8.19	8.12	Building Alignment						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
8.20	8.12	Building Orientation		↓				
8.21	8.12	Mass & Scale						
8.22	8.13	Building Form						
8.23	8.13	Roof Form						
8.24	8.14	Materials						
8.25	8.14	Materials						
8.26	8.14	Materials						

WEST MANITOU SUBDISTRICT – Pages 8.14-8.15 (See also pages 2.57-2.59 and Chapters 3, 4, 5, 6, 8, 9, 10 and/or 11 as applicable)

Chapter 9: Guidelines for SECONDARY Structures

9.1	9.1	Secondary Structures		↓				
9.2	9.1	Secondary Structures						
9.3	9.1	Garages						
9.4	9.3	Carports Shade Structures						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 10: Guidelines for SITE IMPROVEMENTS for Residential and Commercial Properties								
10.1	10.2	Stone Retaining Walls, Bridges & Stairs						
10.2	10.2	Stone Retaining Walls, Bridges & Stairs						
10.3	10.3	Stone Retaining Walls, Bridges & Stairs						
n/a	10.3	Site Drainage						
10.4	10.4	Automobile Access & Parking	X		X			Substitute Pavestone permeable material for concrete driveway that has no color and is cracked.
10.5	10.5	Automobile Access & Parking						
10.6	10.5	Mechanical Equipment & Service Areas						Approaches will <u>not</u> be removed or touched.
n/a	10.6	Fencing						
10.7	10.8	Streetscape						
n/a	10.9	Vegetation						
10.8	10.10	Lighting						
10.9	10.11	Lighting						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
10.10	10.11	Security						
10.11	10.12	Integral Color: Roofing, Natural Stone, Grout, Concrete	X		X			Pavers are an approved substitute for concrete as its a permeable surface.
n/a	10.12	Painting and Surface Treatments						
n/a	10.13	Historic District Color Palette						
Chapter 11: Guidelines for Building RELOCATION								
11.1	11.1	Building Relocation						
11.2	11.1	Building Relocation						
11.3	11.1	Building Relocation						
APPENDIX A: Secretary of the Interior: Standards for Treatment of Historic Properties								
APPENDIX B: Technical Maintenance and Preservation Information								
APPENDIX C: Tax Credits and Other Incentives for Historic Preservation								
APPENDIX D: Glossary of Terms								



Title: MCAC 2608 - 9 Arcade (Exterior Alterations)

From: Chelsea Royston

To: Historic Preservation Commission

Address of Proposal: 9 Arcade

Applicant: Electra Johnson, Applicant

April 1, 2026

Proposal:

The applicant and owners of the Penny Arcade propose exterior alterations to the snack bar portion of the structure at 9 Arcade in order to facilitate the reopening of the Snack Bar. The applicant proposes two options but has identified Option 2 as the preferred alternative. Both options achieve the goals below but incorporate different finishes.

1. replacing service windows to comply with requirements from the El Paso County Health Department
2. replacing the service countertops
3. restoring the awning
4. adding a new painted sign to match the other painted signs on the building
5. removal of the exterior-facing ATM

In addition to the above goals, Option 1 would relocate the exterior entrance from Elevation C to Elevation D and install a community message board. Option 2 would eliminate the exterior entrance on Elevation C in favor of an interior entrance to the snack bar from the adjacent unit.

Zone District:

Downtown

Historic Subdistrict:

Commercial Core

The Arcade consists of 9 buildings, all of which were opted out during the formation of the Historic District. The properties sold to new ownership in 2025 and were automatically re-included in the Historic District and are now within the purview of the Historic Preservation Commission.

Background and Existing Conditions:

Though the Arcade properties are unique in that they may not front public rights of way, they are accessible only via pedestrian walkways. The subject property is one of the most prominent units in the Arcade. It sits at the juncture of Patsy's outdoor seating and the Navajo Spring, the Spa Building main entrance, and the Spa Building Bridge. Due to the bridge, Fountain Creek, a natural rock feature, and the plaza around Cheyenne Spring, the Snack Bar is more visible to pedestrians along Manitou Avenue. The one-story building is white stucco with red and black



accents. This unit has a variety of window shapes and sizes, though most of the windows in the other units are plate glass. The doors also vary in style and size. There are two painted "Skeeball" signs illuminated with downcast gooseneck lights. There are also a number of window signs.

The scope of this project is specific to the established Snack Bar area which utilizes the unique three-facade trapezoidal end cap of the structure. For this reason, the elevations are identified as A-E beginning with Elevation A on the southeast of the structure and moving clockwise. The main changes proposed are on Elevations B-D. In order to re-establish the snack bar, a number of updates are required by the health department.

Elevation A: no proposed changes

Elevation B: Replace the existing laminate countertops with granite countertops or stainless steel countertops. Also, replace the existing wood-framed fold-up service windows with horizontal sliding windows which are health code compliant. The replacement service windows are proposed to be aluminum framed. Option 2 includes the application of faux muntins (window grids) to the exterior of the windows.

Elevation C: Remove the exterior wood and glass door, install a metal menu sign, replace a fluorescent tube lighting fixture with an LED fixture mounted under the awning. Add a painted wall sign that says "Snack Bar" in the same style as the "Skeeball" signs on Elevations B and D. Install a historic metal red and white awning that has been stored for years. Remove the ATM.

Elevation D: Option 1 replaces the existing plate glass window with the exterior entrance and a chalkboard for "community messages".

Elevation D: Option 2 proposes no changes.

Elevation E: no proposed changes

Public Involvement:

The application was publicly noticed in accordance with Section 17.04.100. No comments have been received as of the publication of this report.

Findings and Review Criteria:

The structure has been designated as a contributing structure to the Historic District as outlined in Section 17.04.041 of the Manitou Springs Municipal Code. As a contributing structure, this application is reviewed for appropriateness in accordance with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties Guidelines for Rehabilitation which is defined as "... the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its



historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character." Rehabilitation standards are more appropriate than Preservation due to the changes required for code compliance.

Windows: The SOI recommends "Replacing windows that are too deteriorated to repair using the same sash and pane configuration, but with new windows that operate differently, if necessary, to accommodate a new use. Any change must have minimal visual impact. Examples could include replacing hopper or awning windows with casement windows, or adding a realigned and enlarged operable portion of industrial steel windows to meet life-safety codes." Staff finds this approach to be consistent with the proposed alterations.

Entrances: While the applicant indicates that the exterior entrance on Elevation C is not original, they also provided a photo dated 1966 which partially shows the door in the current location. The referenced photo also appears to show the original awning was removed as well. Photographic evidence also shows the other storefront entrances being recessed or including awnings. As the entrance on Elevation C had neither of these features in 1966, staff agrees that the entrance is not original. While there is a case to be made for non-original modifications to acquire historical significance in their own right, it is staff's opinion that it would be appropriate to remove the entrance from Elevation C in order to facilitate the Snack Bar use. Staff finds that the creation of an interior entrance through the adjacent unit would be preferable to installing a new entrance on Elevation D unless it conflicts with life safety measures.

Storefronts: The SOI recommends "Replacing missing awnings or canopies that can be historically documented to the building, or adding new signage, awnings, or canopies that are compatible with the historic character of the building." Staff agrees with the installation of the repaired original awning on Elevation C.

Signs: Signs in the Historic District are within HPC purview but are also evaluated under Section 18.03.12 of the Land Use and Development Code. While the proposed wall sign appears to be compliant with the size limits, the structure exceeds the cumulative limit for number of signs. In addition, the sign code primarily regulates based on frontage length, but this property does not have street frontage. It is unclear if the sign code applies to menus such as the one proposed on Elevation C. Staff recommends a condition of approval related to signs.

Other, Service Counter: Neither the SOI nor local guidelines offer guidance on service counters. The proposed options are leathered granite or stainless steel. The existing material is laminate over wood, which has deteriorated. It is unclear when the counter was added. Staff's preference would be metal, to match other architectural elements on the facade such as the awning.

Other, Community Message Board: Staff does not support this component. It does not appear



that a message board was present historically, and staff recommends the alternative interior location for the entrance, which would preserve the plate glass storefront rather than creating the message board. The message board would reduce the amount of transparency on the facade. There are no provisions for the inclusion of a chalkboard material, and it could invite vandalism.

Staff Recommendation:

Should the Historic Preservation Commission find it appropriate to approve the Material Change of Appearance Certification, staff recommends the following condition:

1. The applicant shall work with Planning staff to create a Planned Sign Program for the Arcade as a whole in accordance with Section 18.03.12.11 of the Land Use and Development Code.

Motion Language Options:

Approve the Material Change of Appearance Certification at 9 Arcade, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with staff's conditions as outlined.

Approve the Material Change of Appearance Certification at 9 Arcade, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with an alteration to staff's conditions as follows...

Deny the Material Change of Appearance Certification at 9 Arcade, based upon the findings that the request does not meet the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5.

Postpone the Material Change of Appearance Certification at 9 Arcade to May 6, 2026 for further consideration.



Date: March 23, 2026

City of Manitou Springs
Planning and Zoning Department
606 Manitou Avenue
Manitou Springs, CO 80829

RE: MCAC Application – Historic Manitou Penny Arcade Snack Bar Improvements

Dear Planning and Zoning Staff,

This letter provides the required explanation and supporting information for the proposed improvements to the Historic Manitou Penny Arcade snack bar area.

Property Information

Property Address:

Historic Manitou Penny Arcade
900 W Manitou Avenue or 9 Arcade
Manitou Springs, Colorado
Schedule number 7405343012

Contractor

Name: Fortis Contractor
Address: 3380 Corral Ranch Road,
Peyton, CO 80831
Phone: [REDACTED]
Email: [REDACTED]

Property Owner

Name: MANITOU ARCADE
ENTERPRISES LLC

Address: 40 SANDRA LN MANITOU
SPRINGS CO 80829-2716

Phone: [REDACTED]
Email: [REDACTED]

Owner’s Rep/ Designer

Name: Electra Johnson
Electra Johnson Design + Planning
(EJD+P)
Address: 327 OAK PLACE. MANITOU
SPRINGS CO 80829

Phone: [REDACTED]
Email: [REDACTED]

Existing Improvements on the Property

The property contains the historic Manitou Penny Arcade building, which houses a collection of vintage and contemporary arcade games, small retail areas, and an existing snack bar service area. The building has historically functioned as an entertainment destination along Manitou Avenue and remains one of the longest operating penny arcades in the United States.

The snack bar space exists today but has undergone various alterations over time and currently lacks the functionality and configuration needed for efficient food service operations.



Project Scope, Design Intentions, and Visual Impact

The project focuses on modest improvements to the existing snack bar area to restore it as an active and functional food service component of the Penny Arcade while maintaining the historic character of the building. The design intent is to introduce durable, health-compliant service elements while keeping architectural changes minimal and compatible with the existing structure. Improvements are limited primarily to service windows, countertops, and the restoration of an existing historic awning. The visual impact of the project is minimal and consistent with the building's historic appearance. Where modifications occur, they are designed to reinforce traditional storefront proportions and materials rather than introduce contemporary commercial elements.

Detailed Description of the Proposal

Two options are presented for the snack bar improvements. Both options maintain the overall design intent of restoring a functional, health-compliant service area while preserving the historic character of the building.

Option 2 is the preferred option due to its minimal impact on the exterior façade and stronger alignment with traditional storefront detailing.

Elements Common to Both Options

The following improvements are consistent across both options:

- Installation of new durable, non-porous service countertops (grey leathered granite or stainless steel)
- Replacement of existing folding/lift-up windows with health department-compliant sliding service windows
- Retention and restoration of existing historic awnings
- Removal of the existing exterior door at Elevation C
- Installation of a menu sign at the former door location on Elevation C
- Provision of an ADA-compliant service point integrated with the sloping exterior grade
- Retention of overall window proportions and storefront rhythm, with minor adjustments as needed
- Use of materials that are compatible with the historic character of the building

Option 1 – More Contemporary Window Elevation

- Door relocated to Elevation D, requiring a new wall opening
- Existing plate glass window at Elevation D removed and infilled
- Addition of a community message board at Elevation D
- Installation of four sliding service windows



- Windows have no mullions or muntins, resulting in a more open and contemporary appearance
- Greater operational flexibility and visibility across the service counter

Option 2 – Minimal Exterior Change with Traditional Detailing (Preferred)

- Door relocated to an interior historic location
- No changes to Elevation D, preserving existing façade conditions
- Installation of three sliding service windows
- Windows include mullions and muntins to reflect traditional storefront proportions
- More restrained intervention that maintains the historic rhythm and character of the façade

Both options meet functional and health requirements; however, Option 2 is preferred as it minimizes exterior alterations and reinforces the historic character of the building while still supporting effective snack bar operations.

Elevation Summary – Snack Bar Improvements (Revised)

No changes are proposed to Elevations A and E under either option, and all existing materials and architectural features will remain intact.

At Elevations B and C, both options include installation of new durable, non-porous service countertops, replacing the existing laminate (Formica), which is currently delaminating and not suitable for long-term food service use. The proposed countertop material will be grey leathered granite or stainless steel. Interior counter height will remain at 36 inches above finished floor. Due to the sloping exterior concrete surface, counter heights vary along the façade.

At the higher portion of the exterior grade near the pickup window, the counter aligns between approximately 30 and 36 inches above the adjacent walking surface and serves as the ADA-accessible service point. This area provides a minimum 36-inch-wide accessible counter section with the required 30 by 48-inch clear floor space. The corresponding window allows ordering, payment, and pickup at an accessible height. The pickup counter is approximately 7'-0" wide and ranges from 30 to 36 inches in height, with an exterior ledge of approximately 1'-9" and a total counter depth of approximately 3'-2".

As the grade slopes downward toward the order area, the counter height increases to approximately 42 inches above adjacent grade and functions as a standing-height service counter. At this location, the counter includes an exterior ledge of approximately 8 inches and a total depth of approximately 2'-8", with an overall width of approximately 5'-10".



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Existing windows are wood, exterior-mounted, and currently operate as folding or lift-up concession-style openings with mullions or muntins. These will be replaced in both options with horizontal sliding window systems that are fully closable and compliant with health department requirements. Folding or lift-up windows are not permitted due to the large open area they create and increased exposure to insects and environmental conditions. Sliding windows provide a controlled, closable barrier required for food service. The proposed windows will be aluminum-framed sliding systems, selected for durability, longevity, and reliable performance under repeated daily use. While wood sliding windows were considered, aluminum is more appropriate for a high-frequency service condition, as it resists wear, weathering, and operational failure over time. Window openings will remain approximately the same size as the existing fixed glass panels, and no significant dimensional changes are proposed.

At Elevations B and C, the options differ in window configuration. Option 1 includes four sliding windows without mullions or muntins, resulting in a more open service condition. Option 2 (preferred) includes three sliding windows with wood mullions and muntins applied to the exterior of the glass, maintaining a traditional storefront appearance while using a durable sliding system.

At Elevation C, the existing exterior door will be removed in both options. The door is approximately 3'-0" x 7'-0" and constructed of painted wood with glazing. In Option 1, a new door of the same size and material (painted white wood with glazing) will be installed at Elevation D. In Option 2, the door will be relocated to an interior historic location, and no exterior door will be added.

Also at Elevation C, a menu sign will be installed at the former door location. This sign will be a printed metal panel approximately 3'-0" wide by 5'-0" tall, designed to allow for updates to menu items. It will be illuminated by an LED fixture mounted beneath the existing awning, with the light source not visible from the exterior. This fixture will replace the existing fluorescent double-tube light, that is under the existing awning.

In addition, a hand-painted "Snack Bar" sign will be installed on the building above the awning. This sign will be approximately 10'-0" wide by 2'-4" tall and will match the style of the existing painted "Skee Ball" signage on adjacent elevations. The design may include the star graphic or omit it, consistent with the existing condition where one elevation includes the star and another does not.

At Elevation D, the options differ significantly. Option 1 includes removal of the existing plate glass window, infill of the opening, installation of the relocated door, and addition of a community message board. The message board will be a cleanable chalkboard surface





approximately 6'-0" x 5'-0" intended for community notices and events. Option 2 proposes no changes to Elevation D, preserving the existing wall and window.

Existing awnings at Elevations B and C will be retained and restored. These awnings are metal, with a clearance height of approximately 7 to 8 feet and a projection of approximately 3 to 4 feet. They provide shade, weather protection, and reinforce the historic storefront character.

The existing ATM will be removed as part of the snack bar improvements.

Both Option 1 and Option 2 are viable and code-compliant. Option 1 introduces a greater level of exterior modification, including changes to Elevation D and a more open window system. Option 2 (preferred) minimizes exterior changes and incorporates traditional detailing, maintaining a stronger alignment with the historic character of the building while still meeting operational and health requirements.

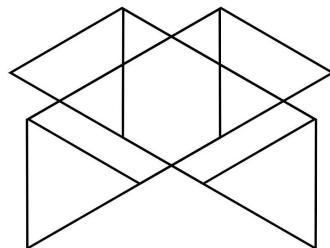
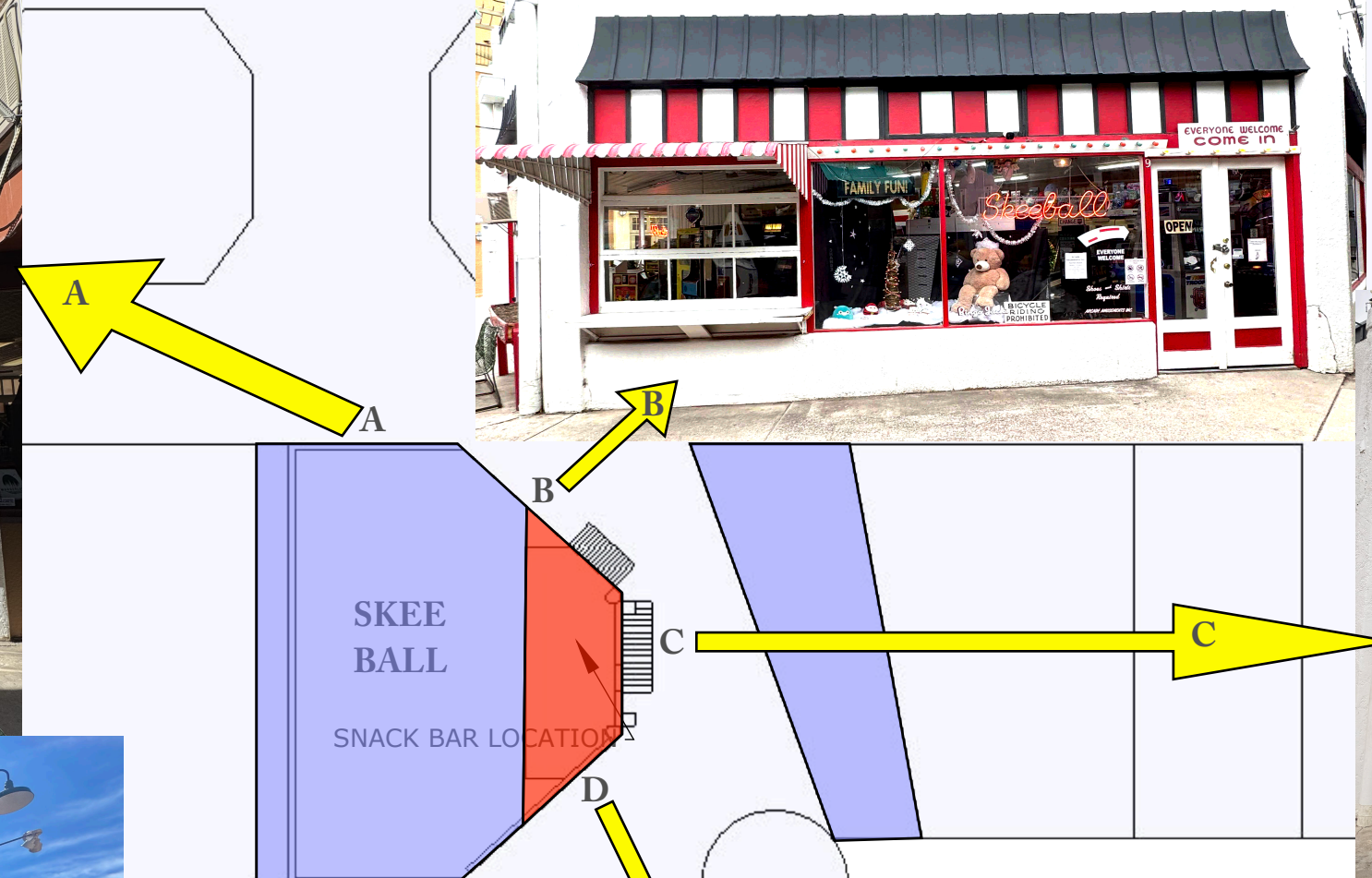
Please let us know if additional information or clarification is required as part of the MCAC review process. We appreciate the City's continued collaboration in maintaining and improving this historic Manitou Springs landmark.

Sincerely,

Electra Johnson
Electra Johnson Design + Planning (EJD+P)

- **ARCADE LEGAL DESCRIPTION: Legal Description: THAT PART OF LOT 37 BLK A MANITOU SPGS AS FOLS, BEG AT A PT ON NLY LN OF MANITOU AVE, SD PT BEING SELY COR OF THAT TR DES IN BK 2004-702, TH SELY ALG NELY LN OF MANITOU AVE ON A CUR TO R, A RAD OF WHICH IS 473.01 FT, AN ARC DIST OF 107.27 FT, TH N 40<40' E 54.91 FT FOR POB, TH N 40<40' E 54 FT, TH N 49<17' W 52.92 FT, TH S 40<40' W 54.05 FT, TH S 49<20' E 52.92 FT TO POB**

Electra Johnson- Design + Planning LLC



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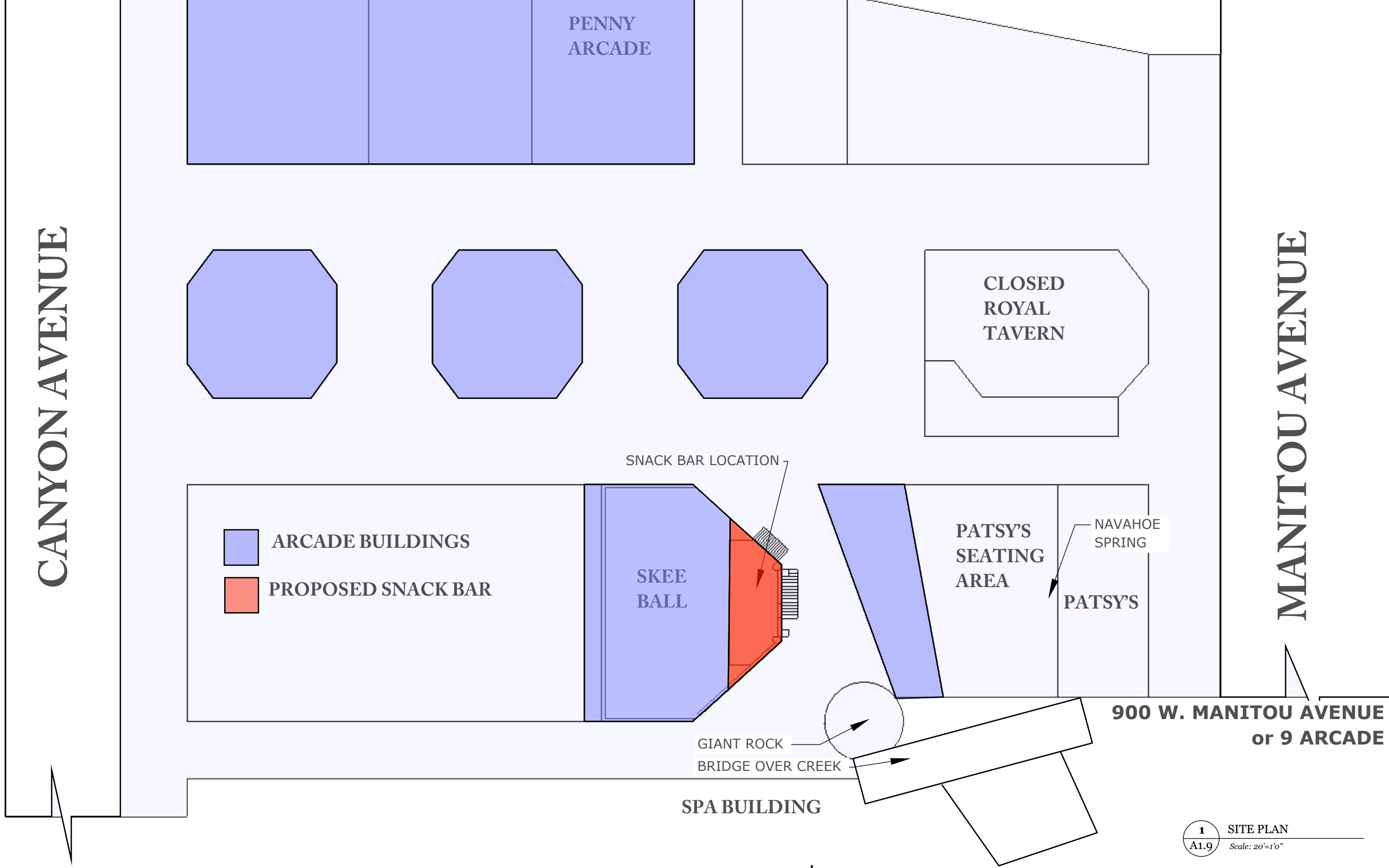
719-290-7387
Electra@Electrajohnson.Org

KERNS ARCADE AMUSEMENTS INC.
HISTORIC MANITOU PENNY ARCADE
9 Arcade
MANITOU SPRINGS, COLORADO

MCAC APPLICATION
Historic Preservation
Exterior Remodel
ARCADE SNACK BAR

EXISTING
ELEVATIONS

March 3, 2026



1 SITE PLAN
 A1.9 Scale: 20'=1'0"



DESIGN + PLANNING

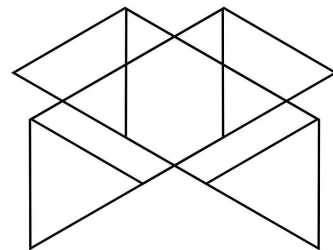
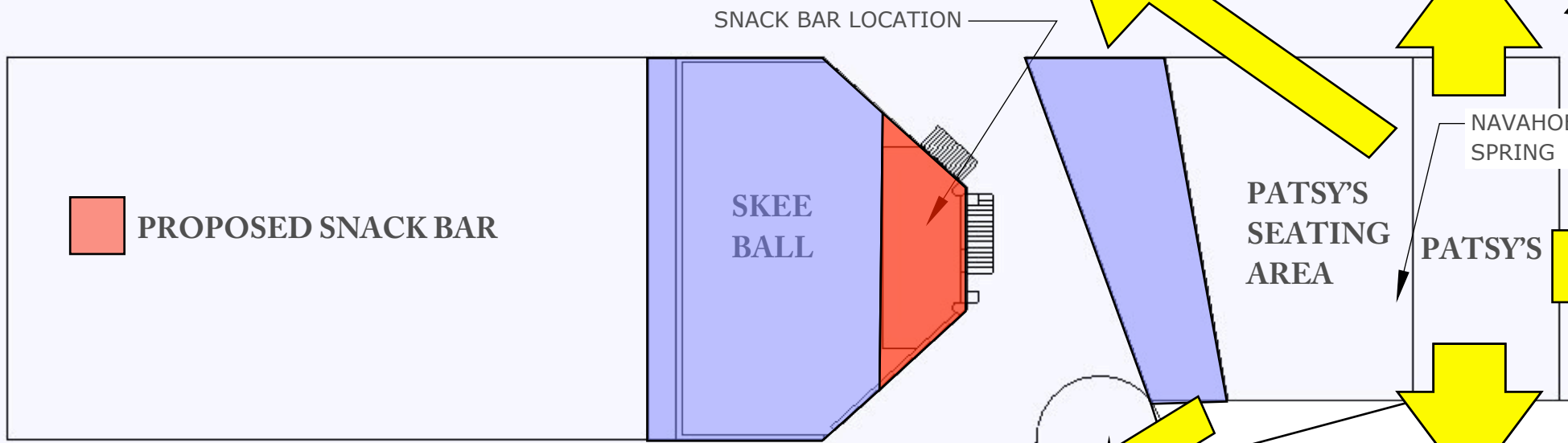
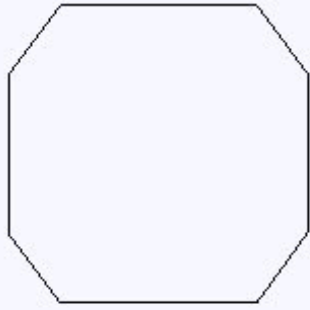
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CONCEPTUAL
 SITE LAYOUT

March 3, 2026



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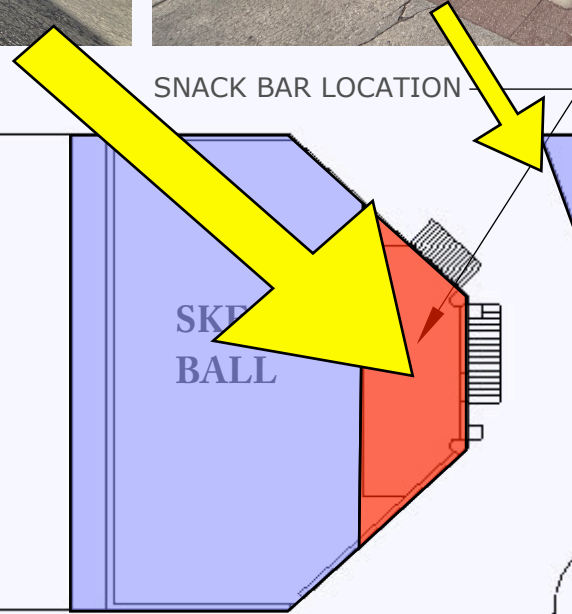
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Photographs of the
existing property and its
relationship to the
surrounding area.

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CLOSED ROYAL TAVERN



PATSY'S SEATING AREA



DESIGN + PLANNING

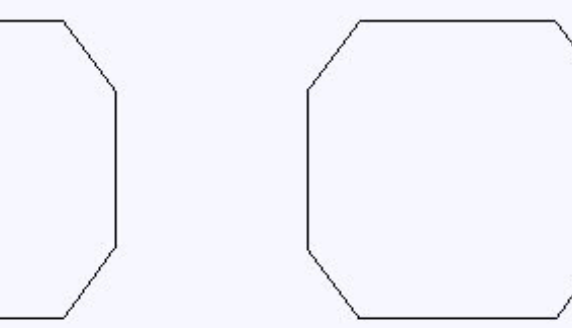
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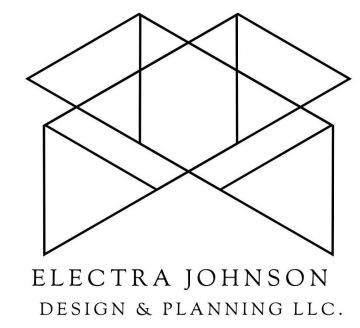
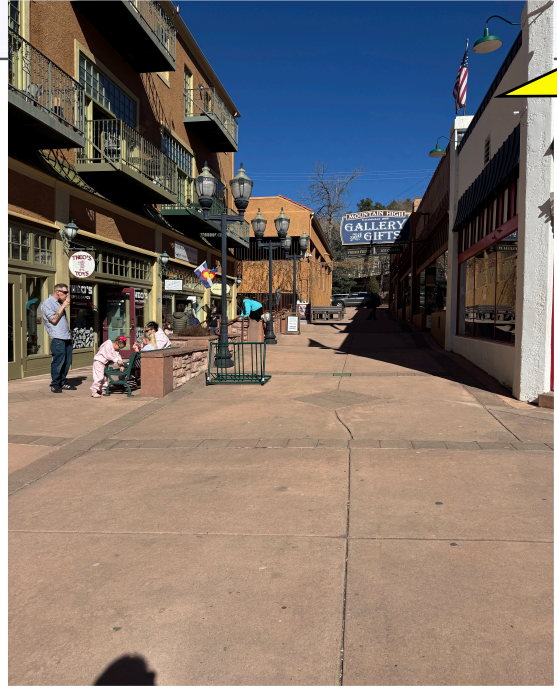
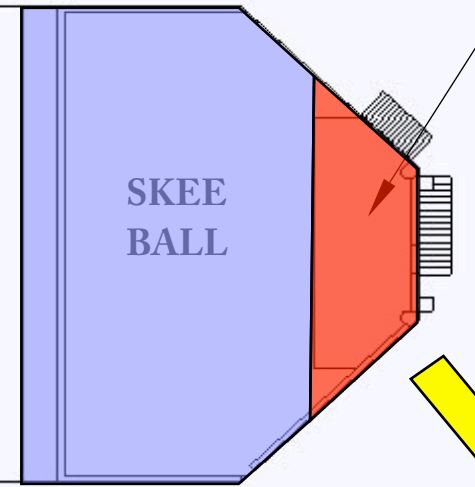
Photographs of the
existing property and its
relationship to the
surrounding area.

March 3, 2026



SNACK BAR LOCATION

PROPOSED SNACK BAR



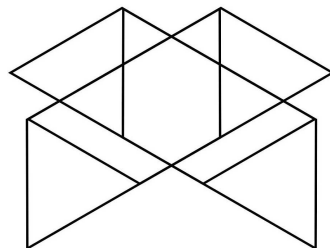
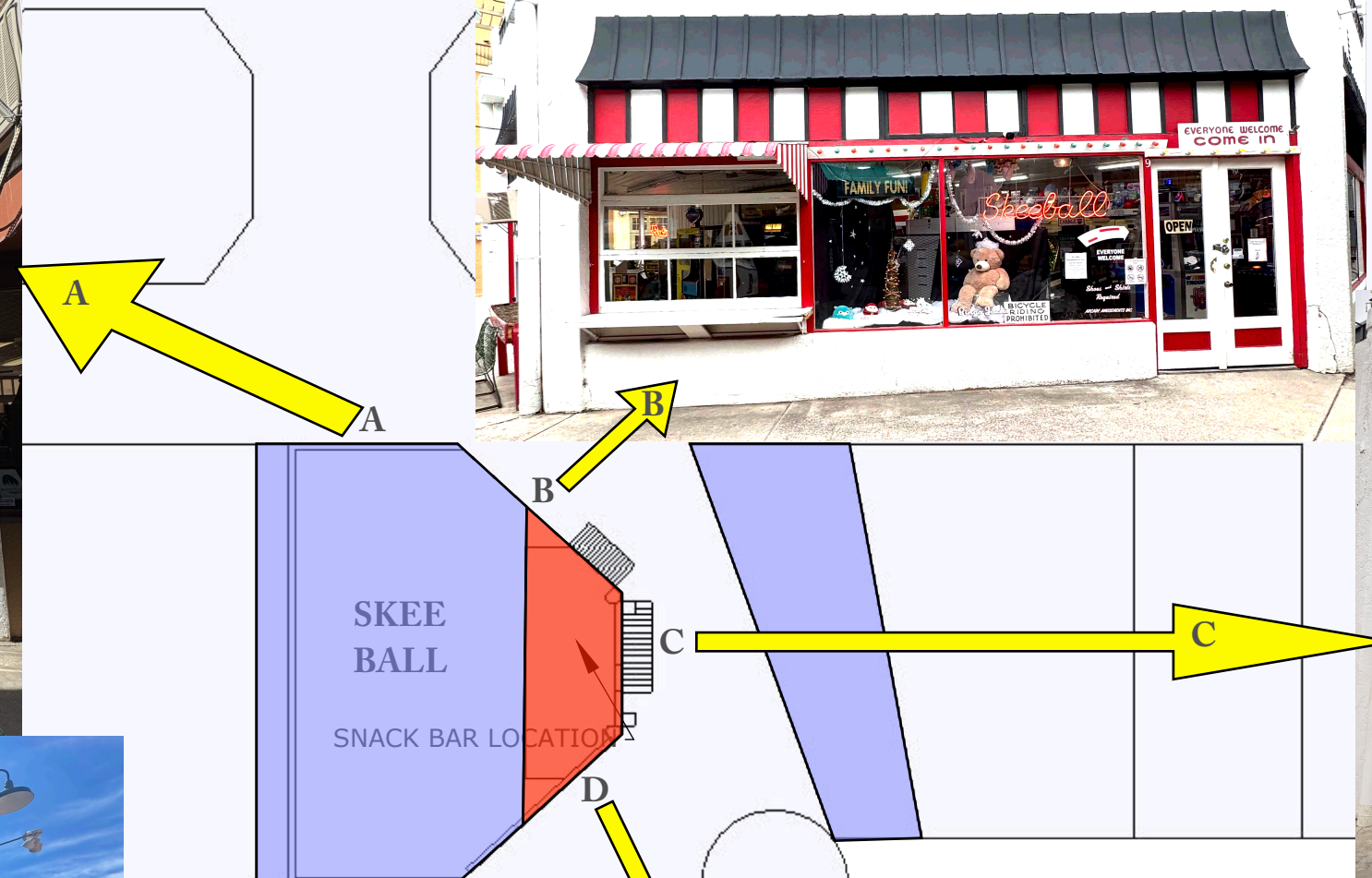
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ELEVATIONS

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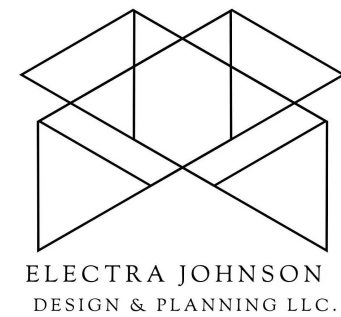
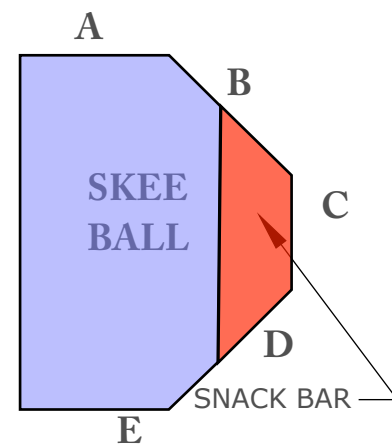
PROPOSED ELEVATION A



EXISTING ELEVATION A

Elevation A – No Change

Elevation A will remain unchanged. Existing materials, openings, and architectural features are preserved as-is. No modifications to structure, trim, or façade elements are proposed. This elevation maintains its current historic character and proportions, with no visual or operational impacts.



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CONCEPTUAL
BUILDING
EXTERIOR
ELEVATIONS

March 3, 2026



PROPOSED ELEVATION B

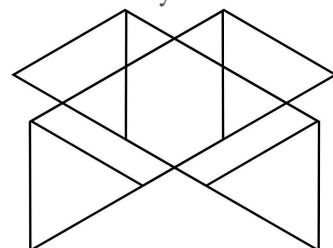
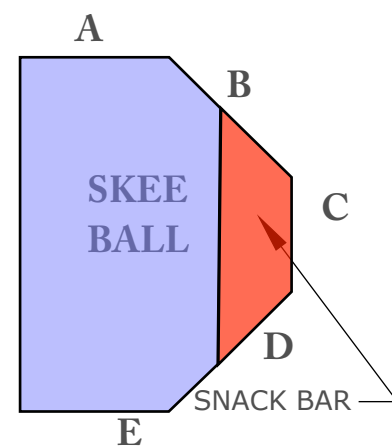
EXISTING ELEVATION B

Elevation B – New Countertop & Sliding Pick-Up Window

Elevation B introduces a new countertop and a new multi panel sliding service window to support snack bar operations. The Countertop surface is non-porous, durable, and compliant with current health requirements while remaining visually neutral so it does not compete with the historic character of the building.

A sliding window system is proposed in lieu of a fold-up window to comply with health department requirements, which require a closable, controlled barrier between food preparation and the public. The slider allows partial or full opening during service while maintaining weather and sanitation control. Mullion detailing will be incorporated to reflect traditional storefront proportions and avoid a contemporary “concession stand” appearance.

The awning above this elevation is retained and restored to reinforce historic character, provide shade and weather protection, and visually anchor the service window within a traditional storefront rhythm. The awning softens the intervention and supports the historic arcade aesthetic.



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HANDPAINT SNACK BAR SIGNAGE TO MATCH EXISTING SKEE BALL SIGNAGE ON OTHER ELEVATIONS

PUT UP EXISTING HISTORIC AWNING THAT HAS BEEN STORED IN ARCADE BASEMENT

FILL IN DOOR (THAT WAS NOT HISTORIC) AND FILL IN WALL PUT UP MENU FOR SNACK BAR

NEW QUARTZ COUNTERTOPS

NEW SLIDING WINDOW

PROPOSED ELEVATION C



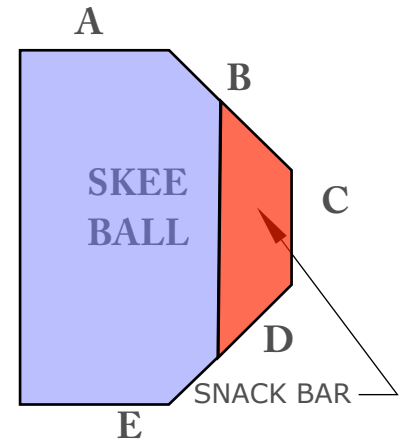
EXISTING ELEVATION C

Elevation C – Order Window, Infill of Existing Door, New Countertop, Three 36” Windows & Reinstallation of Historic Awning

An existing door will be enclosed to create a more coherent service wall. A new quartz countertop will be installed for durability and health compliance.

Three 36-inch windows are proposed along this elevation, proportioned to align with the building’s historic scale. The center window will be operable with a sliding panel to allow for controlled ventilation and service access. This configuration provides light, transparency, and operational flexibility while maintaining rhythm and symmetry.

The original historic awning, currently stored in the basement, will be restored and reinstalled on this elevation. Reintroducing the historic awning strengthens authenticity, adds architectural depth, and provides shade and weather protection. Its reinstatement reinforces the arcade’s historic identity and ensures the new work reads as restoration rather than alteration.



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MCAC APPLICATION
Historic Preservation
Exterior Remodel
ARCADE SNACK BAR

CONCEPTUAL
BUILDING
EXTERIOR
ELEVATIONS

March 3, 2026



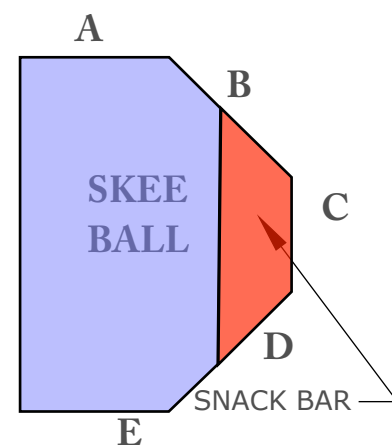
PROPOSED ELEVATION D



EXISTING ELEVATION D

Elevation D – No Change

Elevation D will remain unchanged. No modifications to openings, materials, or architectural features are proposed. Existing historic elements will be preserved



DESIGN + PLANNING

719-290-7387

Electra@Electrajohnson.Org

KERNS ARCADE AMUSEMENTS INC.
HISTORIC MANITOU PENNY ARCADE
9 Arcade
MANITOU SPRINGS, COLORADO

MCAC APPLICATION
Historic Preservation
Exterior Remodel
ARCADE SNACK BAR

CONCEPTUAL
BUILDING
EXTERIOR
ELEVATIONS

March 3, 2026



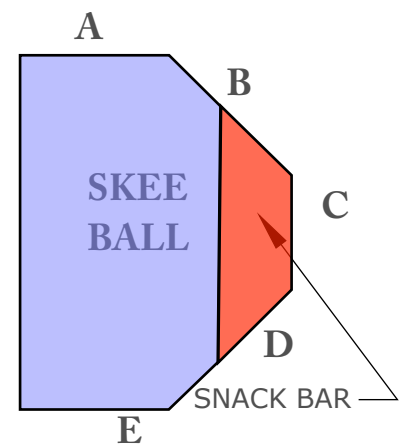
PROPOSED ELEVATION E



EXISTING ELEVATION E

Elevation E – No Change

Elevation E will remain unchanged. No modifications to openings, materials, or architectural features are proposed. Existing historic elements will be preserved



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CONCEPTUAL
BUILDING
EXTERIOR
ELEVATIONS

March 3, 2026

Historic Manitou Penny Arcade Exterior Materials

1. Slider Window (Health Department Requirement)

A folding or lift-up service window was explored; however, the health department requires a sliding window system to maintain a controlled barrier between food preparation and the public side.

Why the Slider is Appropriate:

1. Code Compliance: Meets current health regulations requiring a closable, track-based separation between food prep and customer areas.
2. Controlled Opening: Allows staff to regulate exposure to weather, insects, and contaminants.
3. Operational Flexibility: Can be partially opened during service and fully closed after hours.
4. Historic Compatibility: When detailed with divided-light mullions and appropriate trim, the slider reads as a traditional storefront sash rather than a contemporary concession window.

The mullioned design avoids a flat, modern sheet-glass appearance and instead reinforces historic storefront proportions.

2. Mullions and Proportion

- Divided-light pattern references early 20th-century storefront glazing.
- Mullions visually reduce the scale of the opening.
- Aligns with existing trim lines and structural opening.
- Maintains transparency while softening modern glazing systems.

3. Stone or quartz counters

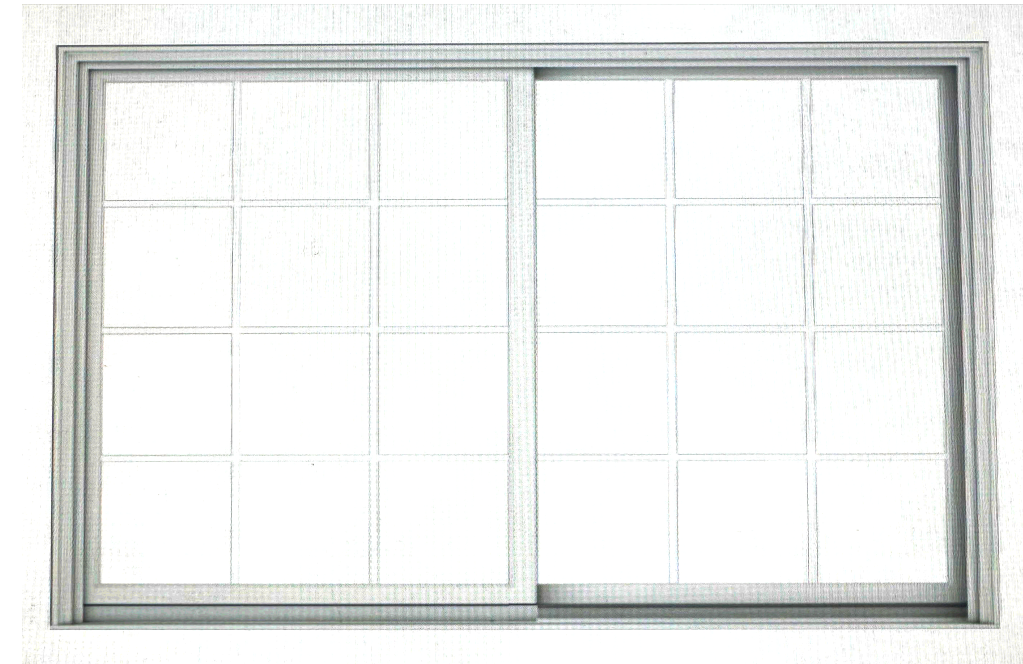
- Non-porous and health-code compliant.
- Durable under high use.
- Clean, simple edge profile.
- Neutral tone that supports historic wood and surrounding materials.

A) Windows:

1) Andersen E series [E-Series Windows & Doors | Andersen Windows](#)

Material: Wood protected by an aluminum exterior.

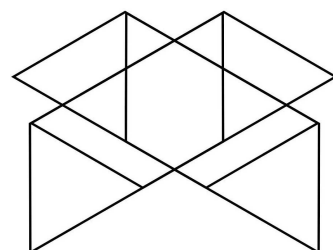
I'm waiting for a quote and confirmation on whether they can fit the fixed window and sliding in one frame, or if it will need to be two windows. See the picture attached for reference.



2) Pella Reserve [Reserve Wood and Aluminum-Clad Wood Windows | Pella](#)

Material: Wood & Aluminum - Clad Wood

This one does not have the configuration we are looking for. They don't make sliding windows in this series. So I requested an estimate with a fixed window on top + awning pass-through window under (similar to the existing configuration). Just to have an alternative...



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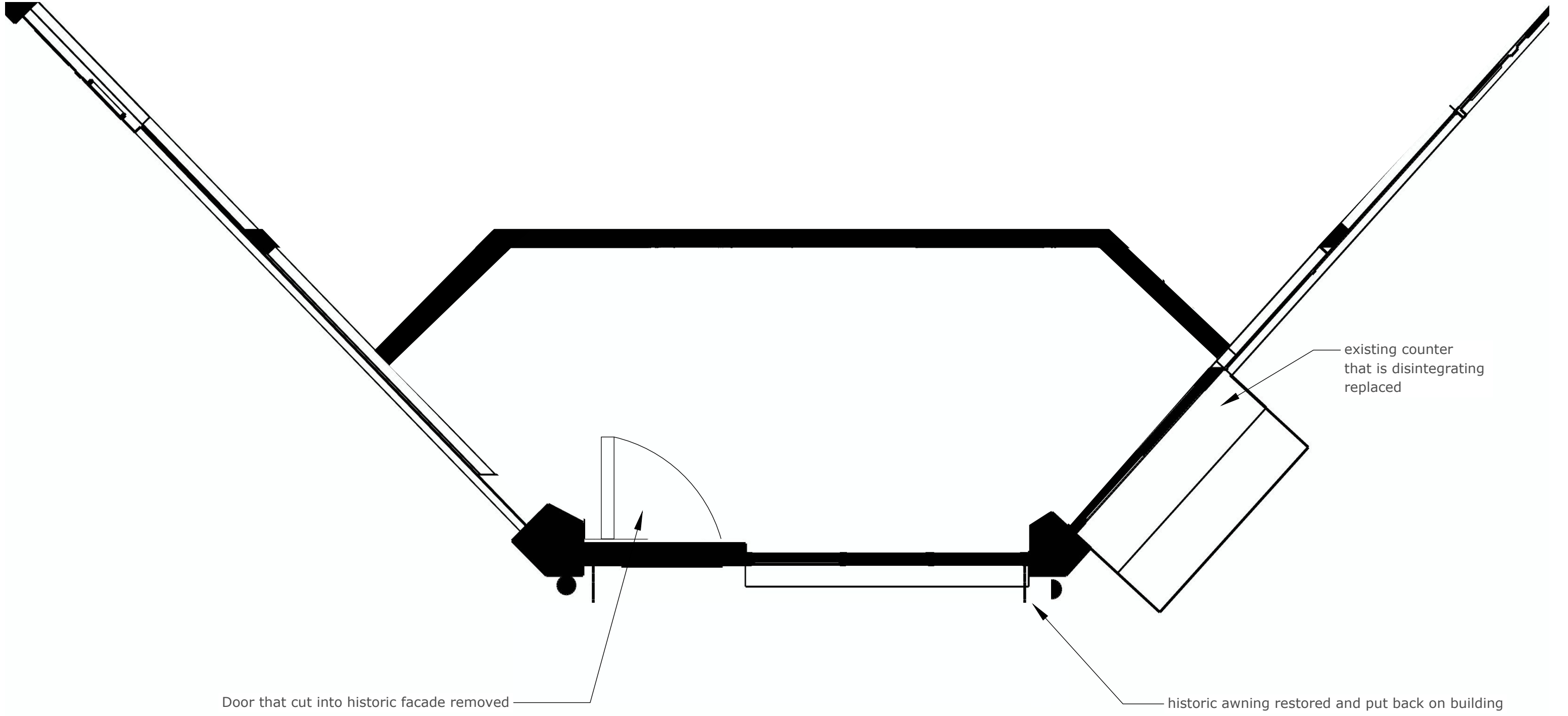
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MCAC APPLICATION
Historic Preservation
Exterior Remodel
ARCADE SNACK BAR

CONCEPTUAL
BUILDING
EXTERIOR
MATERIALS

March 3, 2026



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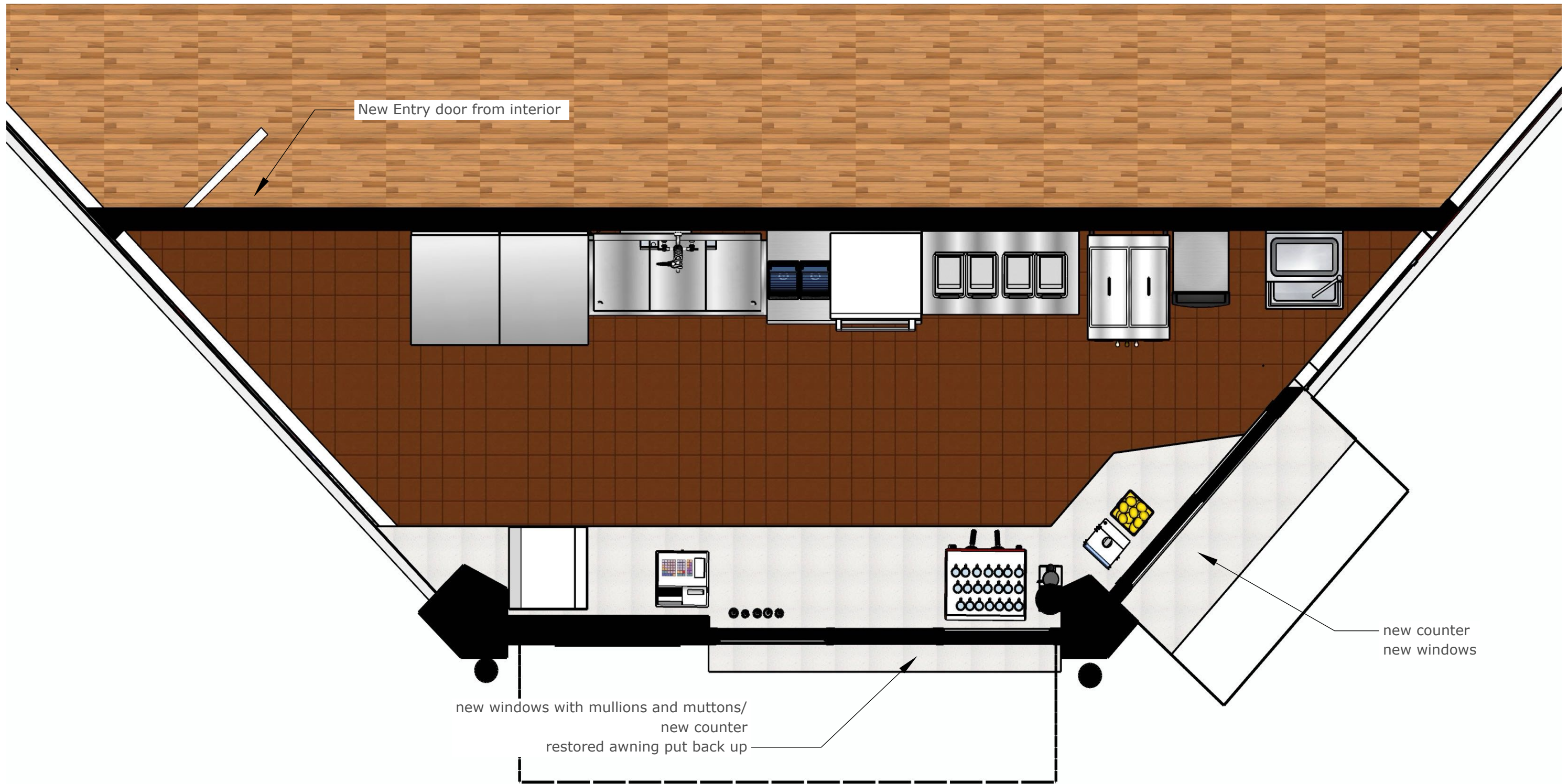
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9 Arcade
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Exterior Remodel
ARCADE SNACK BAR

EXISTING
FLOOR PLAN
LAYOUT

March 3, 2026



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ARCADE SNACK BAR

PROPOSED
FLOOR PLAN
LAYOUT

March 3, 2026



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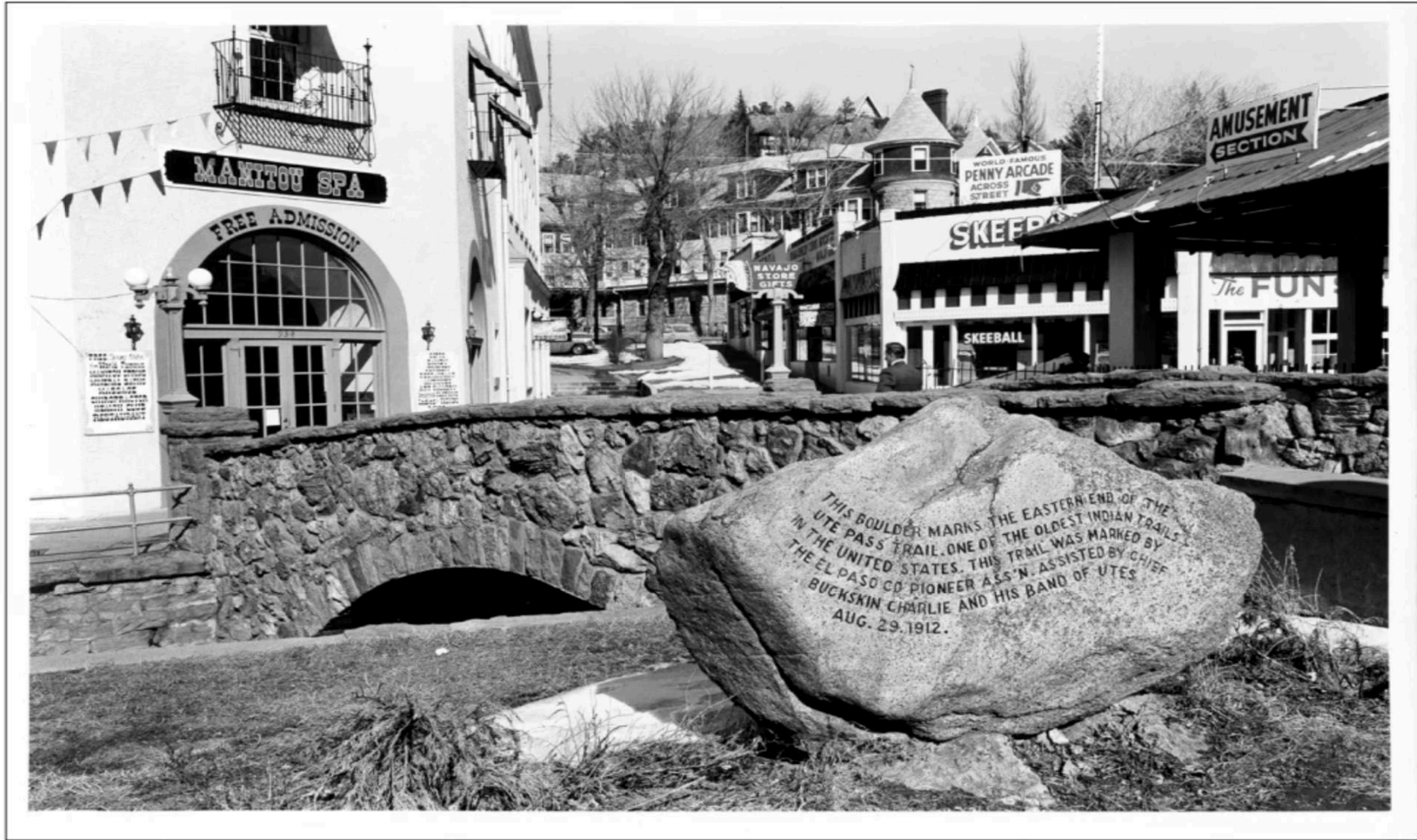
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MCAC APPLICATION
Historic Preservation
Exterior Remodel
ARCADE SNACK BAR

March 3, 2026

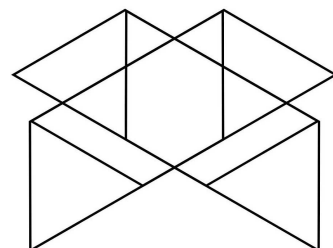
A look back

COURTESY OF PIKES PEAK LIBRARY DISTRICT



MYRON WOOD PHOTOGRAPHS VIA PIKES PEAK LIBRARY DISTRICT, 002-1260

A view of a boulder by a stone bridge in front of the Manitou Spa in February 1966. The boulder has this inscription: "This boulder marks the eastern end of the Ute Pass Trail." The Manitou Arcade and Cliff House hotel are visible in background.



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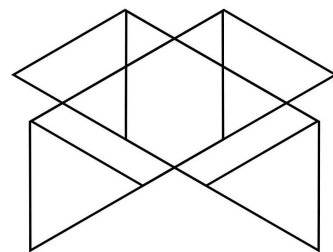
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ARCADE SNACK BAR

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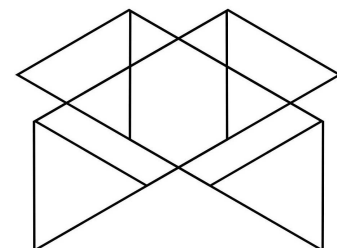
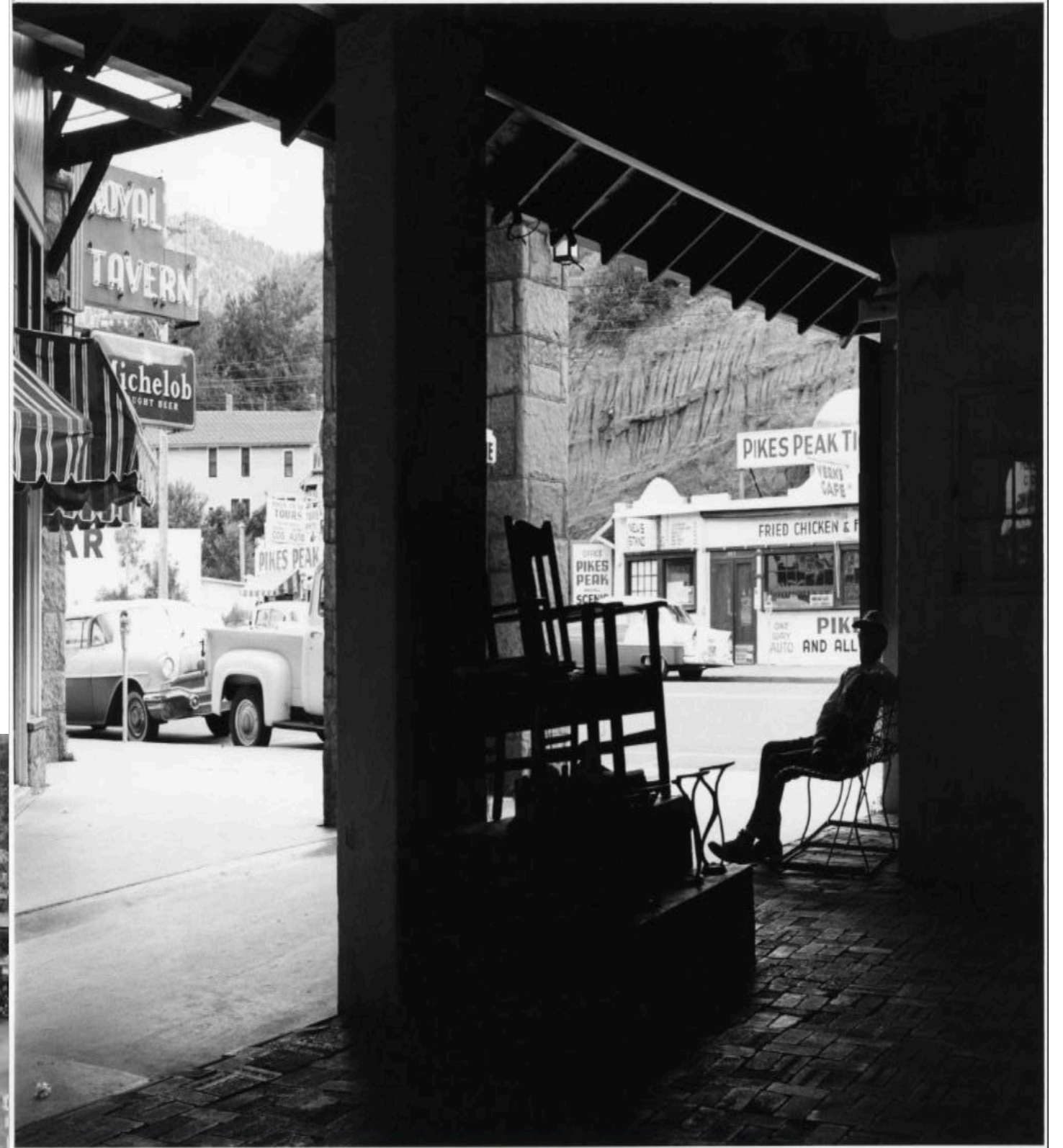
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Exterior Remodel
ARCADE SNACK BAR

March 3, 2026



ARCADE GRILL, MANITOU SPRINGS, COLO. —“AT THE FOOT OF PIKES PEAK”



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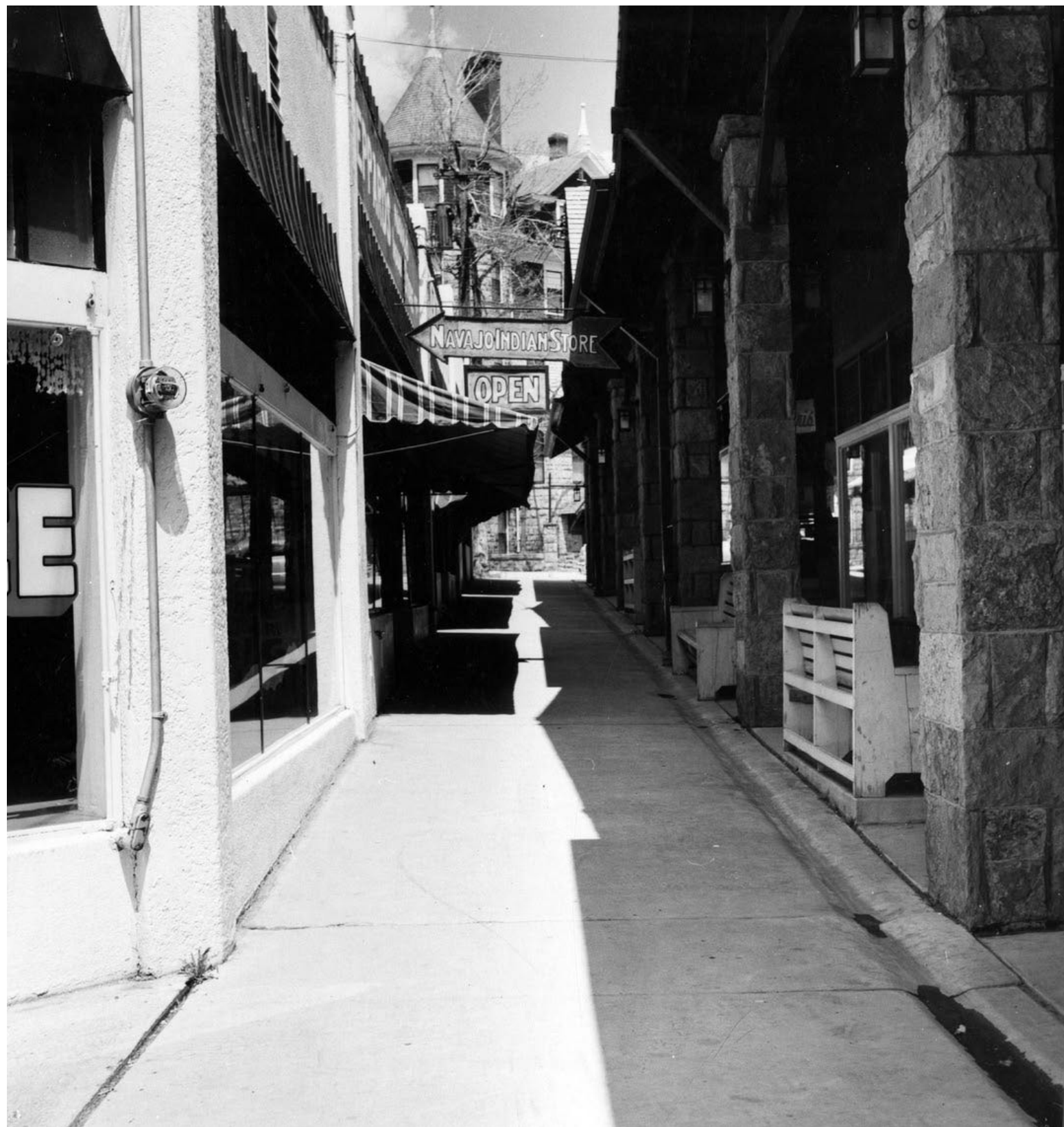
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Exterior Remodel
ARCADE SNACK BAR

March 3, 2026



Arcade owner wants life to be more than a game

Ever wanted to own an arcade? You can, but it will cost you nearly \$2 million.

That's 8 million quarters. Alan Kerns has been trying to sell the historic **Manitou Arcade**, a business his family has owned for 65 years and a place where he has worked for four decades. He has owned a share of the business since 1976 and been sole owner for six years.

"I'm just burned out," Kerns said. "I want to pursue something a little more normal. I've been through about 40 employees this year, and I've had no days off since March 15. But to be successful, you have to be there all the time, from opening to closing."

That means working 15 hours a day. Hours vary, but the arcade is typically open from 9 a.m. to midnight — from early May until Labor Day.

The arcade is best known for its collection of mechanical games, which have long since been replaced by video games at most other arcades. Kerns said his arcade is among only a handful of game rooms nationwide that still have mechanical Skee Ball games.

"Bingo" Jack Kerns, Alan's father, started the arcade in the midst of the Great Depression to provide a living for his family. The business eventually grew to include more than 250 arcade games spread across seven buildings at 930 Manitou Ave.

Alan Kerns began working in the arcade when he was 7, joining his three brothers playing games and watching over the business. Alan Kerns and a brother bought the business from their mother after their father's death 22 years ago.

"I have fond memories of working with my dad and putting my own kids on some of the same rides I enjoyed when I was a child."

"Manitou property values are very high right now, and with the restoration of the **Cliff House** (hotel), it's a great time to sell," Kerns said.

Kerns, 48, has no plans to retire. He also owns and has no plans to sell another business that operates about 150 arcade machines in 30 locations across Colorado. Kerns said he would like to spend more time coaching youth hockey.



Wayne Hellman

Inside Track

The gloves have come off in the competition between banks and credit unions.

Bank One, Colorado's third-largest bank, has been distributing a flier at its supermarket branches in Colorado Springs targeting customers of **Ent Federal Credit Union**, which last month restructured its account fees and service charges.

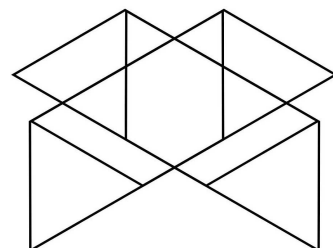
The full-color flier shows a man slamming his fist against a table and asks: "Has your financial institution made signific'ent' (sic) changes to your account? Let us 'ent'ice (sic) you with Bank One's great products and services."

John Quinn, vice president and district manager for Bank One's supermarket branches, sees a marketing opportunity with the Ent changes. He said Bank One also has targeted **US Bank** and **Norwest Bank** customers because of changes resulting from mergers involving those institutions.

"A lot of people have told us they are concerned about the new charges. They are pretty vocal. It is not often you have credit union customers that concerned," Quinn said. "That concern creates opportunities for us, and we try to take advantage of them."

Ent spokesman Jim Moore declined to comment on the flier.

The Pelican has landed — after a



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9 Arcade
MANITOU SPRINGS, COLORADO

MCAC APPLICATION
Historic Preservation
Exterior Remodel
ARCADE SNACK BAR

March 3, 2026

CHECKLIST FOR APPLICABILITY
City of Manitou Springs Historic District Design Guidelines

Project Name and/or Address : Manitou Penny Arcade Snack Bar / Commercial Core Historic District Date: March 4, 2026

STEP 1: Identify an approach for your project (see page 1.7 of the Historic Design Guidelines) STEP 2: Complete the following Checklist

- **Is the Guideline applicable? If yes, is your project in compliance with the Guideline? If your project is not in compliance, please indicate why not and describe your alternative strategy for fulfilling the intent of the Guideline.**

Photographs and supplemental information are encouraged. Please use a separate piece of paper if you need additional space.

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 1: Introduction (Includes Philosophy, How to Use the Design Guidelines and the Submittal Process)								
Chapter 2: Historic Context (Includes information about the Historic Subdistricts on pages 2.7-2.60 and Architectural Styles on pages 2.61-2.72)								
Chapter 3: Guidelines for SUSTAINABLE Building Strategies								
3.1	3.6	Solar Panels and Photovoltaic Cells		N				
3.2	3.6	Satellite Dish Antennas		N				
Chapter 4: Guidelines for Preservation, Alterations and Additions to CONTRIBUTING RESIDENTIAL Structures								
4.1	4.1	Architectural Character	Y		Y			
4.2	4.2	Building Alignment		N				
4.3	4.2	Building Orientation		N				
4.4	4.2	Building Height		N				
4.5	4.4	Mass & Scale		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
4.6	4.4	Roof Form		N				
4.7	4.5	Roof Materials		N				
4.8	4.6	Chimneys		N				
4.9	4.6	Dormers		N				
4.10	4.7	Skylights		N				
4.11	4.7	Porches		N				
4.12	4.8	Porch Material		N				
4.13	4.9	Windows	Y		Y			
4.14	4.10	Doors		N				
4.15	4.11	Architectural Details			Y			
4.16	4.12	Foundation Ornamentation & Details		N				
4.17	4.12	Foundation Ornamentation & Details		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
4.18	4.13	Materials	Y		Y			
4.19	4.13	Materials	Y		Y			

Chapter 5: Guidelines for NEW RESIDENTIAL Construction

5.1	5.2	Building Alignment		N				
5.2	5.3	Building Orientation		N				
5.3	5.3	Building Height		N				
5.4	5.4	Mass & Scale		N				
5.5	5.4	Mass & Scale		N				
5.6	5.5	Building Materials	Y		Y			
5.7	5.5	Roof Form		N				
5.8	5.6	Roof Materials		N				
5.9	5.6	Porches		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 6: Guidelines for Additions and Alterations to NON-CONTRIBUTING Structures								
6.1	6.1	Building Orientation		N				
6.2	6.2	Mass & Scale		N				
6.3	6.2	Building Materials	Y		Y			
6.4	6.2	Roof Form		N				
6.5	6.3	Architectural Details		N				
Chapter 7: Guidelines for NEW Construction in the COMMERCIAL CORE (see also pages 2.53-2.55 and Chapter 10)								
7.1	7.3	Franchise Architecture		N				
7.2	7.3	Building Alignment		N				
7.3	7.4	Building Orientation		N				
7.4	7.4	Mass & Scale		N				
7.5	7.5	Building Form		N				
7.6	7.5	Roof Form		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
7.7	7.6	Storefronts	Y		Y			
7.8	7.7	Storefronts		N				
7.9	7.7	Storefronts		N				
7.10	7.8	Architectural Details		N				
7.11	7.9	Architectural Details		N				
7.12	7.10	Architectural Details	Y		Y			
7.13	7.11	Materials			Y			
7.14	7.11	Materials	Y	^	Y			
7.15	7.11	Materials		N				
7.16	7.12	Awnings	Y		Y			
7.17	7.13	Nonconforming Commercial Buildings		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 8: Guidelines for New Construction and Additions in Selected SUBDISTRICTS								
8.1	8.2	Architectural Details of Historic Structures		N				
8.2	8.3	Architectural Details of Historic Structures		N				
8.3	8.4	Architectural Details of Historic Structures		N				
8.4	8.5	Franchise Architecture		N				
8.5	8.5	Nonconforming Commercial Buildings		N				
LOG CABIN SUBDISTRICT (see also pages 2.33-2.35, 10.6-10.7, and 10.9-10.10)								
8.6	8.7	Building Form		N				
8.7	8.7	Primary Entrances and Porches		N				
8.8	8.7	Garages		N				
8.9	8.7	Garages		N				
8.10	8.8	Building Materials		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
EL COLORADO LODGE SUBDISTRICT (See also pages 2.21-2.23)								
8.11	8.8	Building Alignment		N				
8.12	8.9	Building Orientation		N				
8.13	8.9	Mass & Scale		N				
8.14	8.9	Building Form		N				
8.15	8.10	Roof Form		N				
8.16	8.10	Materials		N				
8.17	8.10	Materials		N				
8.18	8.10	Materials		N				
VILLAS SUBDISTRICT – Page 8.11 (See also pages 2.49-2.51 and Chapters 3, 4, 5, 6, 9, 10 and/or 11 as applicable)								
CLIFF DWELLINGS SUBDISTRICT (See also pages 2.17-2.19)								
8.19	8.12	Building Alignment		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
8.20	8.12	Building Orientation		N				
8.21	8.12	Mass & Scale		N				
8.22	8.13	Building Form		N				
8.23	8.13	Roof Form		N				
8.24	8.14	Materials		N				
8.25	8.14	Materials		N				
8.26	8.14	Materials		N				

WEST MANITOU SUBDISTRICT – Pages 8.14-8.15 (See also pages 2.57-2.59 and Chapters 3, 4, 5, 6, 8, 9, 10 and/or 11 as applicable)

Chapter 9: Guidelines for SECONDARY Structures

9.1	9.1	Secondary Structures		N				
9.2	9.1	Secondary Structures		N				
9.3	9.1	Garages		N				
9.4	9.3	Carports Shade Structures		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 10: Guidelines for SITE IMPROVEMENTS for Residential and Commercial Properties								
10.1	10.2	Stone Retaining Walls, Bridges & Stairs		N				
10.2	10.2	Stone Retaining Walls, Bridges & Stairs		N				
10.3	10.3	Stone Retaining Walls, Bridges & Stairs		N				
n/a	10.3	Site Drainage		N				
10.4	10.4	Automobile Access & Parking		N				
10.5	10.5	Automobile Access & Parking		N				
10.6	10.5	Mechanical Equipment & Service Areas		N				
n/a	10.6	Fencing		N				
10.7	10.8	Streetscape		N				
n/a	10.9	Vegetation		N				
10.8	10.10	Lighting		N				
10.9	10.11	Lighting		N				

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
10.10	10.11	Security		N				
10.11	10.12	Integral Color: Roofing, Natural Stone, Grout, Concrete		N				
n/a	10.12	Painting and Surface Treatments		N				
n/a	10.13	Historic District Color Palette		N				
Chapter 11: Guidelines for Building RELOCATION								
11.1	11.1	Building Relocation		N				
11.2	11.1	Building Relocation		N				
11.3	11.1	Building Relocation		N				
APPENDIX A: Secretary of the Interior: Standards for Treatment of Historic Properties								
APPENDIX B: Technical Maintenance and Preservation Information								
APPENDIX C: Tax Credits and Other Incentives for Historic Preservation								
APPENDIX D: Glossary of Terms								



March 19, 2026

Manitou Arcade Enterprises, LLC
40 Sandra Lane
Manitou Springs, CO 80829

RE: Designation of Resources – triggered by MCAC 2608 (Exterior Alterations) 9 Arcade

Dear Applicant,

On March 19, 2026 the Manitou Springs Planning Department determined that 9 Arcade constructed in 1925 has been designated as a **contributing structure**. The property determination was made using the evaluation criteria outlined in section 17.04.041.2 outlined below (a through e):

a. Whether the resource embodies significant historic physical features;

- The structure has been largely unchanged since construction in 1925. The modest architecture has storefronts on all sides despite only fronting Arcade Street, which indicates robust pedestrian activity in the area. Arcade Street was eventually vacated and developed with similar single-story multi-unit commercial structures for the expansion of the arcade and related businesses.

b. Whether the resource adds to the historical associations, historic architectural qualities or archaeological values identified for the city's historic preservation district;

- The Arcade was owned continuously by one family for nearly 100 years that opted out of the Historic District. The properties were automatically opted into the historic district upon sale in 2025. The reinclusion of these nine structures adds significant value to the Historic District as a whole.

c. Whether the resource was present during the period of significance of the historic district, subdistrict, or the property itself;

- This structure is one of nine that comprise the Manitou Springs Penny Arcade, each built in succession as the business expanded, beginning in 1925.

d. Whether the resource relates to the documented significance of the property upon which it is located; and



- Yes, the Arcade originally housed a bingo parlor, but the use was outlawed under the State’s definition of gambling. The owners then began operating the arcade as amusement.

e. Whether the resource possesses integrity or can yield important information about the period

- Yes it can, the structure possess many of its original exterior finishes and materials.

Any person may appeal this decision by filing a written notice of appeal with the city clerk no later than ten calendar days after the action from which appeal is taken. Appeal procedures and requirements may be found in Section 17.04.103 of the Manitou Springs Municipal Code.

Sincerely,

Chelsea Royston, AICP
Senior Planner

CC: Property Owner, File











Title: Architectural Treasures Hunt
From:
To: Historic Preservation Commission
Address of Proposal:
Applicant:

April 1, 2026

Proposal:

Zone District:

Historic Subdistrict:

Background and Existing Conditions:

Public Involvement:

Findings and Review Criteria:

Staff Recommendation:

Motion Language Options:



Title: HPC Awards List and Ceremony Planning

From:

To: Historic Preservation Commission

Address of Proposal:

Applicant:

April 1, 2026

Proposal:

Review list of MCAC applications received for award eligibility.

Zone District:

Historic Subdistrict:

Background and Existing Conditions:

Public Involvement:

Findings and Review Criteria:

Staff Recommendation:

Motion Language Options:

2023					
Initial Assessment	Applicant	Address	MCAC #	Hearing Date	Type
Awarded in 2024	Duncan Cynthia L	128 PAWNEE AVE	MCAC 1902	1/2/2019	exterior alterations
Awarded in 2025	Claire Kalman	109 South Path	MCAC 2301	3/8/2023	exterior alterations
	Andrew Cook	39 Delaware	MCAC 2302	3/8/2023	exterior alterations
Did not Proceed	Did not proceed	121 Pawnee	MCAC 2303	3/8/2023	exterior alterations
Awarded in 2025	Paul Figueroa	39 Burns	MCAC 2304	4/5/2023	exterior alterations
Awarded in 2025	City	701 Manitou	MCAC 2305		
Awarded in 2024	Cheryl and Joe Jaffe	325 Spring St	MCAC 2306		
Code Enforcement Case	Elizabeth Schnepf	141 Capitol Hill	MCAC 2307	9/6/2023	Exterior alterations (improvements began prior to HPC approval)
Did not proceed with plans approved	Anthony Lane (owner)	124 Fairview	MCAC 2308	7/5/2023	exterior alterations
Code Enforcement Case	Michael Lopez	801 Shoshone	MCAC 2309	7/5/2023	exterior alterations (improvements completed prior to HPC Approval)
Code Enforcement Case	Dave Long	173 Chelten	MCAC 2310	8/2/2023	exterior alterations (improvements completed prior to HPC Approval)
Withdrawn	Aaron Danielson	140/144 Ruxton	MCAC 2311	Withdrawn	
Awarded in 2025	Katie Pickard	701 Prospect	MCAC 2312	7/5/2023	Exterior Altertions
City Project	City	10 Old Man Trail	MCAC 2313		
Improvements are not yet complete	Sharon and Sam Eblen	515 High Street	MCAC 2314	8/2/2023	Exterior Alterations
Awarded in 2025	Sun Water Spa	514 El Paso Blvd	MCAC 2315	8/2/2023	Exterior Alterations
	Phil Labont & Jordan Sharpe	0 Chelten Rd	MCAC 2316	9/6/2023	New Construction
Awarded in 2025	City of Manitou Springs	606 Manitou Avenue	MCAC 2317		
Awarded in 2025	Doug Baker	3 Oklahoma Rd	MCAC 2318	10/4/2023	Exterior Alterations
Withdrawn	Linda J Radice, Trust	402 Winona Road	MCAC 2319	Withdrawn	
Awarded in 2025	Dominique Rivera	917 Midland	MCAC 2320	10/4/2023	Exterior Alteration
	Christy Riggs	117 Deer Path Ave	MCAC 2321	11/11/2023	Exterior Alteration
Denied	Laura Dye	40 Grand Ave	MCAC 2322		Denied
	Nelson Ross Architects	128 Ruxton Ave	MCAC 2323	11/11/2023	Exterior Alteration
Withdrawn	NES	328 Manitou Avenue	MCAC 2324	Withdrawn	
	RMG	324 Spring Street	MCAC 2325	12/6/2023	Exterior Alteration
Awarded in 2024	Owners	325 Spring Street	MCAC 2326	12/6/2023	New Construction
	Martha Peterson/Doug Hammond (o	46 Waltham Ave	MCAC 2327	1/3/2024	Exterior Alterations
Work completed prior to Hearing	Michael Lopez	805 Shoshone PL	MCAC 2328	1/3/2024	exterior alterations (improvements completed prior to HPC Approval)

2024					
Initial Assessment	Applicant	Address	MCAC #	Hearing Date	Type
Withdrawn	Sharon Erle-Palmer	719 Duclou Ave	2401	Withdrawn	
Awarded in 2025	City	606 Manitou Ave	2402	2/7/2024	Exterior Improvements
Awarded in 2025	City	902 Manitou Ave	2403	4/3/2024	Exterior Improvements
	Aaron Danielson	140 Ruxton	2404	4/3/2024	Exterior Improvements
	Aaron Danielson	144 Ruxton	2405	4/3/2024	Exterior Improvements
Awarded in 2025	City	606 Manitou Ave	2406	3/19/2024	Interior Improvements
Awarded in 2025	City	701 Manitou Ave	2407	4/3/2024	
Awarded in 2025	City	932 Manitou Ave	2408	4/3/2024	
Awarded in 2025	City	701 Manitou Ave	2409	7/15/2024	
Work completed prior to Hearing	Jennifer Lindgren	109 Lovers Lane	2410	4/3/2024	Exterior Improvements
Awarded in 2025	Roger Treweeke	118 Manitou Terrace	2411	4/3/2024	Exterior Improvements
Awarded in 2025	Katie Pickard	701 Propsect Pl	2412	4/3/2024	Exterior Improvements
Awarded in 2025	Doug Baker	3 Oklahoma Rd	2413	4/3/2024	Exterior Improvements
Improvements are not yet complete	Sam Eblen	515 High Street	2414	5/1/2024	Exterior Improvements
Did not complete improvements per original MCAC	Pete	170 Chelten	2415	5/1/2024	Exterior Improvements
	Anthony Lane	124 Fairview Ln	2416	7/15/2024	Exterior Improvements
Awarded in 2025	Mike Lopez	803 Shoshone	2417	7/15/2024	Exterior Improvements

Awarded in 2025	Doug Edmundson	2 Garnet Ave	2418	7/15/2024	Exterior Improvements
Awarded in 2025	City	701 Manitou Ave	2419		
Awarded in 2025	City of Colorado Springs	540 Ruxton Ave	2420	8/7/2024	Exterior Improvements
Withdrawn	Melanie Gilbert	129 Pawnee Ave	2421	Withdrawn	
	Aaron Danielson	140 Ruxton	2422	11/6/2024	Exterior Improvements
	Aaron Danielson	144 Ruxton	2423	11/6/2024	Exterior Improvements
	Hillary Mannion	305 Pine Ridge Avenue	2424	12/4/2024	Exterior Improvements
	The Homesmith (Edward Snow)	915/917 Osage Avenue	2425	12/4/2024	Exterior Improvements

	2025				
Initial Assessment	Applicant	Address	MCAC #	Hearing Date	Type
	Joshua Allen	308 Ruxton Ave	MCAC 2501	3/5/2025	Exterior Alterations (Windows)
	Eli Morgan	56 Park Ave	MCAC 2502	45749	Retaining wall and Parking lot
Denied	Luke Townsend	528 Canon Ave	MCAC 2503	4/2/2025	Window reattachment. Wood to composite
Improvements are not yet complete	Schneider Electric	606 Manitou Ave	MCAC 2504	5/7/2025	New HVAC for Memorial Hall
	Rolf Jacobson	High St.	MCAC 2505	45812	New Construction
	Beth Pastuer	2-4 Canon Ave	MCAC 2506	7/2/2025	Exterior Alterations (rear porch)
	Shemi Shlomo	720 Manitou Avenue	MCAC 2507	9/3/2025	exterior alterations (siding and stairs)
	Hector Payan	310 Michigan Ave	MCAC 2508	45903	exterior alterations (deck rebuild)
Improvements are not yet complete	Schneider Electric	606 Manitou Ave	MCAC 2509	9/3/2025	Memorial Hall Window Replacement
	Susan Bruner	106 Deer Path	MCAC 2510	9/3/2025	Windows replacement, Non-contributing
	Nancy Briley	190 Chelton Road	MCAC 2511	45903	Window replacement, foundation refacing
Improvements are not yet complete	Schneider Electric	606 Manitou Ave	MCAC 2512	10/1/2025	City Hall Window Replacement
Improvements are not yet complete	CoMS	10 Old Mans Trail	MCAC 2513	10/1/2025	Haiwatha Exterior and Interior
	Steve Bourgeois	106 Canon Avenue	MCAC 2514	45966	Bridge, windows, doorway
	Scott Doughman	50 Grand Avenue	MCAC 2515	11/5/2025	Windows replacement, rear elevation, Contributing structure
	Carl Crumpler	915 Midland Avenue	MCAC 2516	11/5/2025	Door and Windows replacement
Improvements are not yet complete	Elizabeth Schnepf/ Lindsey Tsyland	141 Capitol Hill	MCAC 2517	45664	overhaul