



**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.

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