



**CITY OF MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION**
Regular Meeting Minutes
Hybrid Meeting via Zoom and at Memorial Hall
April 1, 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 Avrie Tomsik
Commissioner Matthew Murphy

COMMISSIONERS ABSENT FOR ROLL CALL

Commissioner Joy Porter
Alternate Commissioner Tammila Wright
Alternate Commissioner Jehan-Ara Khan

STAFF PRESENT:

Senior Planner Chelsea Royston
Planner and Landscape Architect II Erin Ringsred

GUESTS PRESENT:

City Attorney Representative Katherine Vera

B. APPROVAL OF MINUTES

1. HPC Minutes March 4, 2026

Commissioner Handlin moved to approve the minutes as presented. Commissioner Nichols seconded the motion. The motion passed (6-0).

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

D. NOTICE OF COUNCIL ACTION

There was no notice of Council Action.

E. UNFINISHED BUSINESS

There was no Unfinished Business.

F. NEW BUSINESS

1. MCAC 2607 – 306 Canon Avenue (Exterior Alterations)

Planner Ringsred gave a presentation regarding Material Change of Appearance Certification (MCAC) 2607. The request was for a replacement of the existing concrete driveway with a non-permeable paver system and to remove the existing fountain to replace it with a refurbished stagecoach. It was noted that the fountain was not original to the property.

Vice Chair Rose asked if the fountain could have existed in the historic photos at a smaller scale. Planner Ringsred explained that it would be visible in the photos if it had been present.

Applicant Mark Wyatt noted the current cracks in the driveway and proposed replacing it with a surface that's better for drainage, as well as a color that would be better for surroundings. He also confirmed that the footprint of the driveway would stay the same.

There was a brief discussion about a new stairway in the proposed plan. Applicant Wyatt explained that the rendering was incorrect, and the stairway is not part of the proposal.

Commissioner Handlin asked what the function of the stagecoach would be, as an art piece or something else. Applicant Wyatt noted the history of the stagecoach line and explained how the stagecoach would connect with the local history.

There was a brief discussion regarding the historical significance of the fountain. Planner Royston explained that it has gone through many iterations, and none have gained significance.

Vice Chair Rose motioned to approve MCAC 2607, with just driveway alterations and no staircase added. Commissioner Murphy seconded the motion. The motion passed unanimously (6-0).

2. MCAC 2608 – 9 Arcade (Exterior Alterations)

Planner Royston gave a presentation regarding MCAC 2608. The project proposed two options with different finishes to replace service windows, service countertops, awning restoration, a new sign, and removal of an exterior Automated Teller Machine (ATM). Staff recommended approval of exterior alterations including replacing service windows, countertops, and restoring awnings, with a condition requiring the creation of a planned sign program for the property.

Vice Chair Rose asked about where on site stainless steel counters are found, since they are a proposed material for the alterations. Planner Royston explained that metal is found in different locations around the site.

Applicant Electra Johnson, stated that the second option is preferred. She clarified that they would use aluminum for the counters and not stainless steel because of temperature concerns. She explained that the window grid configuration would be an aluminum or metal on the interior, for health code reasons, with wood muntin on the outside. The second option would also move the door to the interior of the building.

Vice Chair Rose noted that an exterior door would be important for fire code standards and that interior access is subject to building and fire code compliance. This was explained to be up to the Pikes Peak Regional Building Department (PPRBD), and he added that the Commission should consider whether they would approve an exterior door if required.

There was a discussion about the ATM removal. Applicant Johnson confirmed that a window would replace where the ATM is.

Commissioner Tomsik motioned to approve the second option provided with aluminum or granite countertops, an interior entrance to the snack bar, and windows with an aluminum interior. The motion was seconded by Commissioner Murphy. The motion passed unanimously (6-0).

G. OTHER BUSINESS

1. Architectural Treasures Hunt

Vice Chair Rose requested feedback for the treasure hunt form he created. There was a discussion about replacing certain images because of difficulty. The contest was explained to be promoted on Instagram and in the City Newsletter. There was a discussion about multiple winners of the contest and how prizes would be distributed. A submission deadline of the May 6, 2026 meeting was set.

2. HPC Awards List and Ceremony Planning

Planner Ringsred provided a list of eligible properties for the HPC awards from 2023 to 2025. Awards recognize completed, and compliant preservation work. Planner Ringsred will send an updated list of potentially eligible properties, and commissioners will be assigned to review them.

H. ADJOURNMENT

The meeting adjourned at 7:01 PM.

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