



City of Manitou Springs, Colorado

Historic District Design Guidelines



July 2009

City of Manitou Springs, Colorado

Historic District Design Guidelines



Adopted 2009



El Colorado Lodge, Manitou Avenue, Manitou Springs Colorado

Acknowledgements

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Participants in the Revision Process

Many stakeholders participated in the revision and update process, including:
Residents of Manitou Springs
Business Owners
Property Owners

Consultant Team

Parks & Gardens, LLC
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Project Mapping

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Questions regarding the Design Guidelines should be directed to:

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Planning Department
606 Manitou Avenue
Manitou Springs, Colorado 80829
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U.S. Post Office, Canon Avenue, Manitou Springs Colorado

Letter from The Historic Preservation Commission

July 2009

Dear Reader,

Historic Preservation efforts in Manitou Springs have been ongoing for the last 30 years and represent a core community value. The Manitou Springs Historic Preservation Commission (MSHPC) appreciates the time it takes to read the following information and your efforts to plan a project that respects the Design Guidelines and the planning/approval process.

These Design Guidelines are the result of years of experience and months of work by the volunteers of the MSHPC, the Planning Department Staff, and Parks & Gardens, LLC – the consultant hired to help finalize this document. They will help you by providing a framework to follow as you design alterations to existing buildings or new construction within the Historic District. The City's preservation regulations require that proposed changes are consistent with the Guidelines, and they provide the MSHPC objective criteria by which to evaluate applications. Our Guidelines are based on nationally accepted preservation principles and have been refined to reflect Manitou Springs' unique local conditions, neighborhoods, and features. With conscientious adherence to the Guidelines, the City can provide a consistent, predictable review process and protect our impressive and irreplaceable historic resources, while still allowing for appropriate and compatible changes.

To orient you to the approval process and how to use this document, please refer to Chapter 1: Introduction and, particularly, the flow diagram on page 1.8. The Planning Staff is also always available to help you understand the Guidelines and the approval process (either administrative or through the Commission), and can advise you regarding the compatibility of a proposal with the Guidelines. Please contact the Planning Department early in your project planning - it will likely save you time and money!

Thank you for your interest and investment in the Historic District. Preservation of our historic resources and the character of Manitou Springs is an important task in which we are all partners.

Sincerely,

Manitou Springs Historic Preservation Commission



Briar Hurst, Manitou Avenue, Manitou Springs Colorado

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