

**HPC REVIEW FORM:** MCAC 1106

**REQUEST FOR:** Material Change of Appearance Certification (After-the-Fact Replacement of Shingle Siding)

**MEETING DATE:** June 1, 2011

**APPLICANT'S NAME:** Bryan Kingsbury of Construction Factor on behalf of Kevin Maddox

**ADDRESS OF PROPOSAL:** 302 El Paso Blvd. (Red Crags)

**SUBDISTRICT:** Villas

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**PROPOSAL:**

The applicant proposes removal of the existing wood shingle siding and replacement with a concrete fiber shingle. Please refer to the attached information submitted by the applicant.

**STAFF REPORT:**

On March 15, 2011 the City issued a Building Permit application to repair old siding and to paint the repaired siding on the Red Crags Carriage House. It was staff's determination that the wood shingle siding could be replaced with a matching siding both in style and materials (wood). On May 5, 2011 while conducting site visits, staff noticed that work was being done on the Red Crags home itself. Staff discovered work being done outside the scope of the issued permit and that the replacement siding was concrete fiber. Staff issued a stop work order on May 6, 2011 and provided the owner with a letter of explanation, attached to this report. Staff conducted a site visit with the property owner and contractor on May 12, 2011. Staff determined the condition of the wood siding was such that it needed to be replaced and could not be individually repaired. Following the site inspection, the City issued a new Building Permit application to allow completion of work on the Carriage Home and to remove rotted shingles and repair substructure, trim, soffit and fascia.

Red Crags is listed as one of the notable structures within the Villas Subdistrict; a map showing the property's location in the subdistrict is provided. The subdistrict's defining characteristics are:

1. Very large-scale "villas" on large sites
2. Craftsman and Victorian style residences
3. Stone construction
4. Extensive lawns, terracing and gardens
5. Stone fences, gates and archways

Buildings in this subdistrict are located on extensive, well-defined sites that take advantage of the scenic vistas to the south. Landscaping features large lawns, terraces, gardens, and plantings, as well as extensive stone walls, gates, and archways, with some wrought iron fencing. Large, English Craftsman and Victorian primary residences of stone construction create a strong formal presence. Smaller compatible secondary buildings (carriage houses and outbuildings) complement the main villas and do not compete with them. It is important to maintain and reinforce this sense of hierarchy, spaciousness and grand scale. Construction that fails to do this would threaten the character of the subdistrict.

The application requests approval of the installation of cement fiber shingles in place of the previously existing wood shingles. The overall project includes the repair or like-kind replacement of wooden trim and substructure, which has suffered from water infiltration and the effects of many years of weathering.

The following are the **Guidelines for Preservation, Alterations and Additions to Contributing Residential Structures** that apply to this request:

#### 4.1 Architectural Character

**An addition or alteration to an historic building shall ensure that the original architectural character and style of the structure is maintained and the addition is subordinate in appearance to the original building.**

Staff finds that the proposed replacement concrete fiber shingle matches the appearance of the wood shingle siding and will not alter the historic character of the building. When the stop work order was issued the Carriage House was about 90% re-shingled with the concrete fiber material, therefore a good example of what the replacement material will look like is easily viewed on site.

#### 4.15 Architectural Details

**Architectural details, such as trim, combine to establish distinct character and shall be preserved, whenever feasible. Damaged and/or missing detailing shall be replaced and shall match the original detailing.**

The Applicant has been repairing and replacing areas of the existing trim, soffit and fascia with matching materials and profiles in order to address damage from water infiltration and stop further deterioration of the building.

#### 4.18 Materials

**Maintain original materials, textures and finishes on the existing structure.**

The areas of the original shingle siding were damaged or missing; the siding appeared to have reached the end of its functional life and the substructure was being exposed in areas, leading to additional damage. It is difficult if not impossible to replace individual sections of rotted shingle siding. To do a proper repair all of the siding needs to be removed. The proposed replacement material closely resembles wood shingles, with the benefits of stability and is fire retardant. Staff's experience with this type of material, which will be painted the same as wood, is that paint tends to last longer. This is a major consideration given the height (i.e. difficulty of paint and repair) of Red Crag facades, particularly on the west and south sides. Staff has recommended approval of the use of concrete fiber siding on previous projects because it can maintain the texture and finish of the original wood material.

#### **STAFF RECOMMENDATION:**

The proposal maintains the appearance of this important, contributing structure, while providing for much needed maintenance and repairs that will ensure that it continues to be a significant contributing resource within the Historic District as a whole.

Staff recommends approval of the proposed shingle siding replacement on the Red Crag with the finding that approval of the request is consistent with the purpose of the Historic Preservation regulations to promote and encourage private rehabilitation and ownership of historic structures, and that the replacement materials will maintain the historic integrity and features of the structure. In addition staff recommends the following conditions:

- 1) The replacement shingle siding will match the cedar wood siding in appearance as presented to the Commission.

- 2) Windows, trim and other architectural details will be repaired with like styles and materials as approved by staff.

MCAC 1106 – 302 El Paso Boulevard

Photo 1. Red Crags Carriage House with replacment shingle siding





May 6, 2011

Kevin Maddox  
Red Crag Estate  
302 El Paso Boulevard  
Manitou Springs, CO 80829

RE: Replacement Shingle Siding

Dear Mr. Maddox,

On March 15, 2011 Manitou Springs Code Enforcement notified a contractor, Construction Factor, who was doing work on the Red Crag Carriage House that a Building Permit Application was required within the City of Manitou Springs. Later that day the contractor came to the Planning office and reported the scope of the work was to repair and paint old siding on the Carriage House. I made the determination that the shingle siding could be repaired but that the replacement siding must match the original siding in both style and wood materials. The contractor reported a cost of materials for the work on the Carriage House of \$3000. A subsequent Building Permit issued by the Pikes Peak Regional Building Department to the property owner on March 25, 2011 values the siding project at \$12,000.

On May 5, 2011 I observed that in addition to work on the Carriage House all of the shingle siding had been removed from the main home, the replacement siding being installed on the Carriage House is a fiber cement product, and that a previously covered window on the Carriage House has been exposed and a replacement window installed. During our discussion yesterday on the property your contractor stated he knew he was working outside the scope of the March 15, 2011 Manitou Springs Building permit application.

As a contributing resource to the Historic District, exterior work on the Red Crag Estate must be consistent with the Historic District Design Guidelines. The following Guidelines are particularly applicable to your project:

4.15 Architectural details, such as trim, combine to establish distinct character and shall be preserved, whenever feasible. Damaged and/or missing detailing shall be replaced and shall match the original detailing.

- The design of the replacement detail should be substantiated by historic photos or physical evidence to avoid creating misrepresentation of the building's heritage...the new element should still relate in size, shape, scale and finish. DO NOT GUESS –RESEARCH historic designs for replacement parts.
- Avoid removing or altering any significant architectural detail.

- Repair only those details that have deteriorated or are damaged. Isolate and stabilize areas of damage.
- A damaged detail should only be removed and replaced when repairing that detail is not feasible.
- If possible, replace missing original details using the same material as the original.
- If substitute materials must be used, the materials should match the visual appearance of the original materials in design, scale, proportion and finish.
- Salvaged materials from buildings of the same architectural style is encouraged.

4.18 Maintain original materials, textures and finishes on the existing structure.

- Avoid covering or removing historic building materials when renovating.

As I explained to you during our on-site meeting yesterday the removal and replacement of the wood shingle siding with the fiber cement siding requires a Material Change of Appearance Certification (MCAC) from the Historic Preservation Commission and cannot be staff approved. Staff can administratively approve the replacement of the shingle siding with matching wood siding. After briefing the City Administrator on the status of your project and requirements of the Design Guidelines it has been determined to issue a stop work order for all exterior work on the property until an MCAC has been approved by the Historic Preservation Commission, you have an approved Building Permit Application and all of the required Development Fees have been paid.

Please let me know if you have any questions regarding this action.

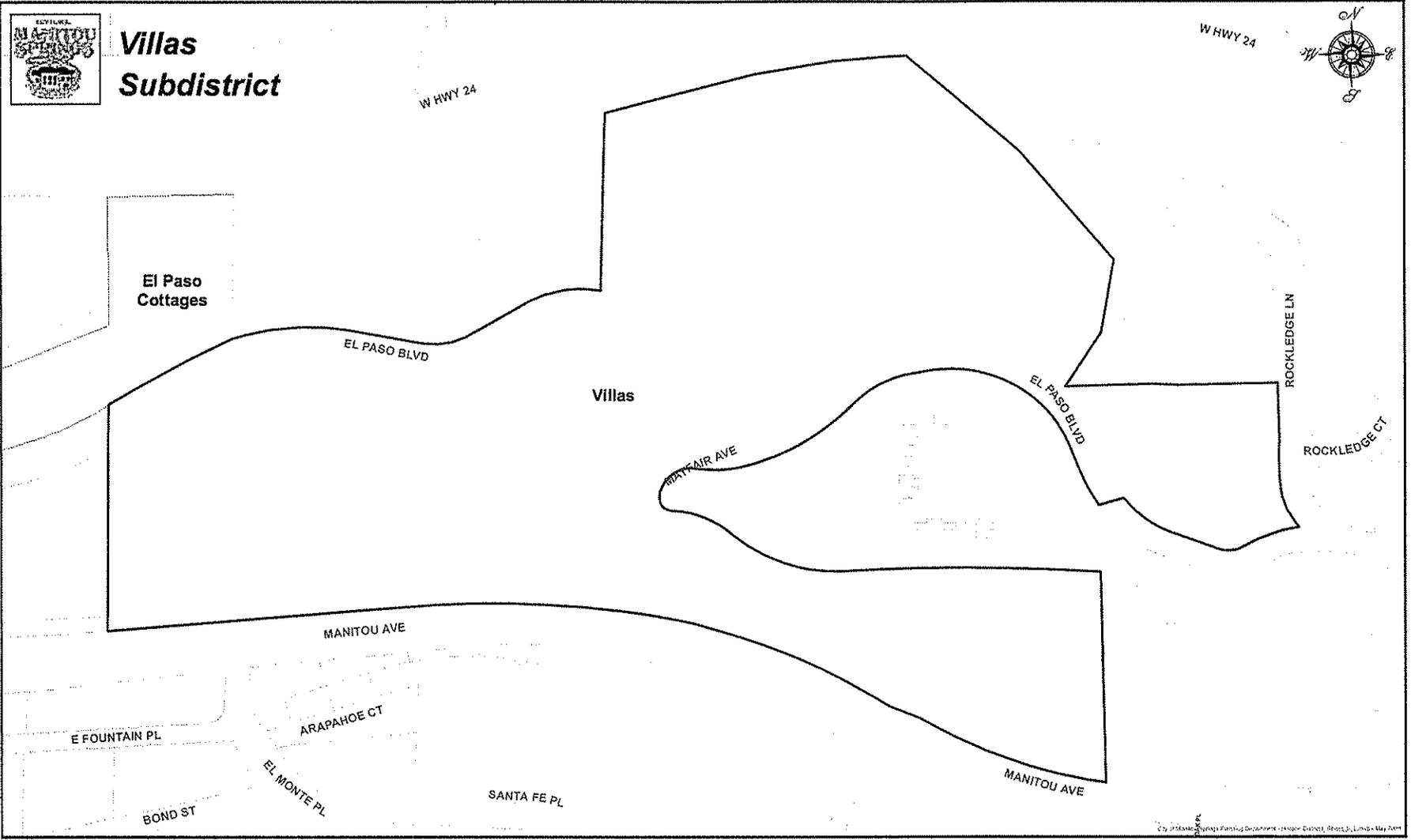
Sincerely,



Daniel Folke, AICP

Planning Director

cc: Pikes Peak Regional Building Department



# COSTRUCTION FACTOR

AND CIVIL RENOVATIONS

P: 719.685.5511

F: 719.499.5510

E: bryan@constructionfactor.net

A: 53 Lincoln Ave, Manitou Springs, CO 80829

To whom it may concern,

This letter is in reference to work to be completed at 302 El Paso Blvd. known as the "Red Crags".

Owner: Kevin C. Maddox  
302 El Paso Blvd.  
Manitou Springs, CO 80829  
719-339-4585 email: [Kevin.maddox@avalancheresources.com](mailto:Kevin.maddox@avalancheresources.com)

Contractor: Please see letter head.

## Scope of project:

Existing siding material was/is in an unacceptable condition. Many large sections of the existing siding of the main structure of Red Crags was/is rotten and no longer water proof. The south side wall (visible from Manitou Ave.) shows the greatest degree of rot. I would like to note that this wall is of the most concern to the owner and I. We are expecting to see damage to physical structure of the wall. As the project stands, we have taken note that there have been other structural concerns due to water and rot damage. The owner and I have spoken about the project and have come to the conclusion that the existing painted siding is beyond repair both physically and economically. We did discuss the use of a material called Hardie shakes to be used as a suitable replacement. The new material is the same in size as traditional cedar shakes; however it is made of a cement fiber. We both agreed that this material was indeed superior.

Our intentions are to replace all the painted cedar shakes with painted Hardie shakes to match the existing color scheme. We also will repair or replace any rotten exterior trim with matching trim. All walls are inspected, and repaired if needed. Wall cavities are being filled with blown insulation and wrapped with suitable house wrap. Then new shakes are applied in the same fashion to maintain the original look of the building.

Sincerely,  
Bryan Kingsbury

**CONSTRUCTION FACTOR**  
BUILDING RENOVATIONS

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As per our conversation.

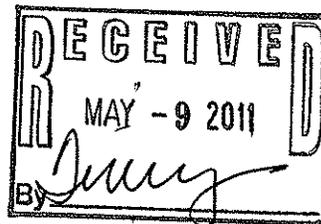
Proposed continuance: Scope of project:

Remove rotten cedar shakes from the main structure of 302 El Paso Blvd. Repair all rotten sub structures and including any structural damage (wall studs, plates, headers etc.). Fill wall cavities with blown insulation and wrap house with suitable house wrap. Repair or replace damaged soffit and fascia of main structure with material matching original detail. Our largest concern is to eliminate any more water damage possibilities with South facing wall.

Reason for request:

This portion of the contracted work is indeed substantial and time is of the essence in resolving this matter. By allowing this portion of work to continue it would greatly facilitate the overall completion of the contractor project. Due to the nature of the business (Bed and Breakfast) we would appreciate your understanding in this matter.

Sincerely,  
Bryan Kingsbury

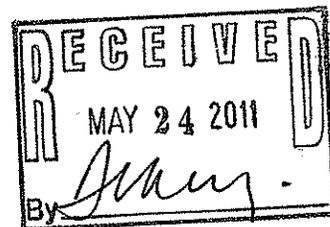


OWNER'S INFORMATION SUBMITTAL

FOR PRESERVATION AND SAFETY

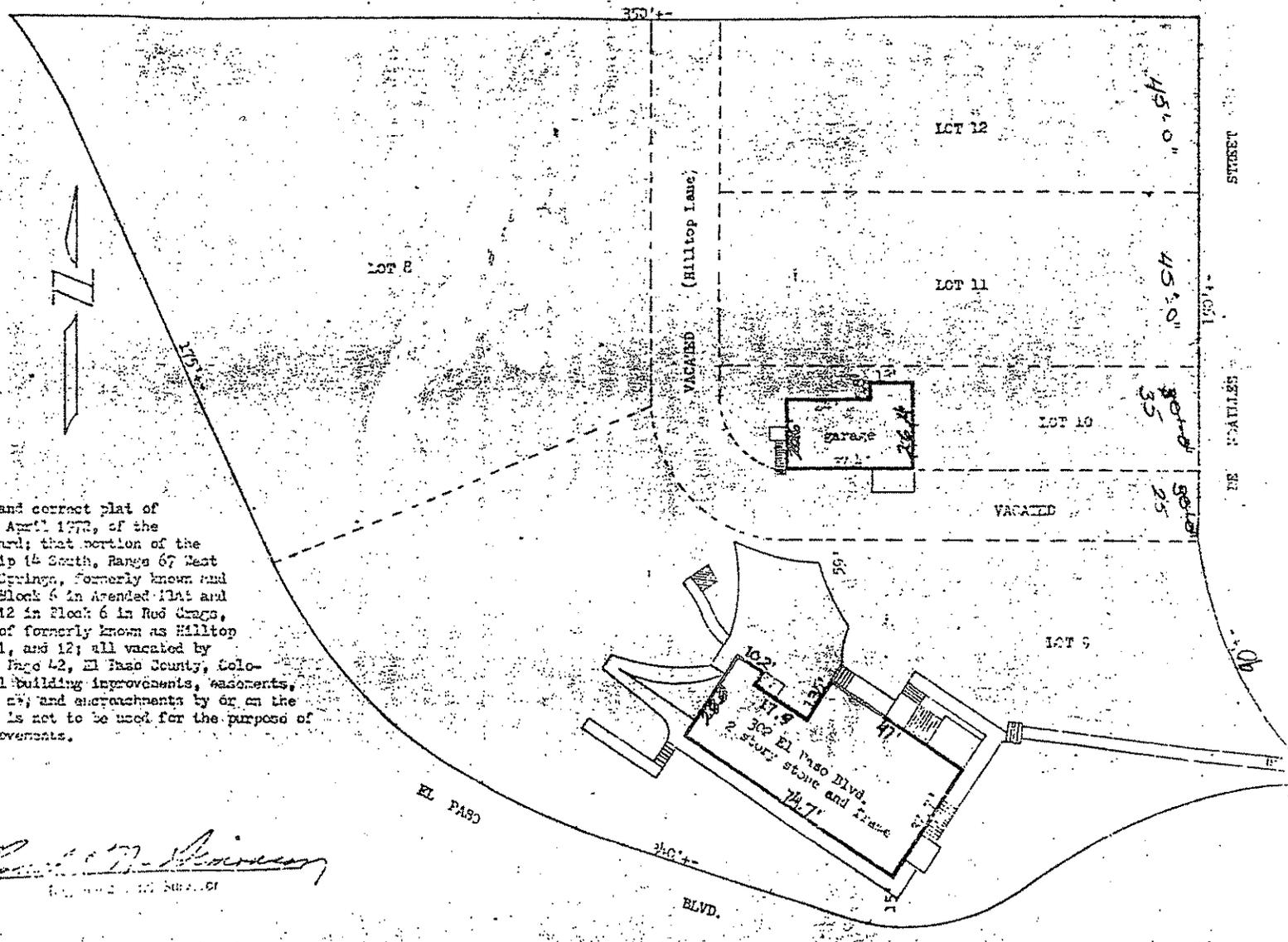
302 EL PASO BLVD, MANITOU SPRINGS, CO aka 'Red Crag's'

1. Red Crag's is my home and personal residence. Please see Attachment 1. Both deed and mortgage are in my name personally. I have owned Red Crag's 1988 – 1994 and 2004 – current. I am very proud of my home and work hard to keep it safe, usable and in good condition.
2. I am permanently disabled. Please see Attachment 2. My ability to escape quickly, particularly in case of fire, is very limited.
3. HardiPlank is fireproof. Cedar siding is virtually kindling. Replacement of the cedar siding on Red Crag's with safer HardiPlank will not significantly affect its contribution to Manitou Springs Historic District, but will very significantly affect the safety of its owner and the neighborhood.
4. Red Crag's is in immediate jeopardy. Delay leaving the house in its current state of partial replacement of the rotted siding is the most damaging state of all, exposing structural members to all elements. Red Crag's needs to be enclosed again ASAP. Time is of the essence.
5. Historical Precedence: to the best of my knowledge, the most significant exterior change ever made to Red Crag's was the addition of a fire escape on the north side. That change was made for the exact same reason: Fire Safety.



**Certificate of Survey**  
**Simonsen Surveying**  
 Colorado Springs, Colorado

ALCO THORAH S. SIMMONS  
 SURVEYOR  
 3480



This certifies that this is a true and correct plat of a survey made by me this 4th day of April 1973, of the property described as 302 El Paso Boulevard; that portion of the 1/4 section of Section 4 in Township 14 South, Range 67 West of the 6th P. M. in the City of Colorado Springs, formerly known and listed as Lots 9, 10, 11, and 12 in Block 6 in Acredded Plat and subdivision of Lots 8, 9, 10, 11, and 12 in Block 6 in Red Grays, City of Manitou; also that portion thereof formerly known as Hilltop and contiguous to said Lots 9, 10, 11, and 12; all vacated by earlier Plat recorded in Plat Book N at Page 42, El Paso County, Colorado. The location and dimensions of all building improvements, easements, rights of way in evidence or known to me; and encroachments by or on the premises are accurately shown. The plat is not to be used for the purpose of setting fences, or other permanent improvements.

Plat No. A-4207  
 Date: 4-4-73

*Robert W. Simonsen*  
 Surveyor

1120

**CHECKLIST FOR APPLICABILITY**  
**City of Manitou Springs Historic District Design Guidelines**

Project Name and/or Address Red Cross 302 El Paso Blvd. 80829 Date 5-19/11

**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		
<b>Chapter 1: Introduction</b> (Includes Philosophy, How to Use the Design Guidelines and the Submittal Process)								
<b>Chapter 2: Historic Context</b> (Includes information about the Historic Subdistricts on pages 2.7-2.60 and Architectural Styles on pages 2.61-2.72)								
<b>Chapter 3: Guidelines for SUSTAINABLE Building Strategies</b>								
3.1	3.6	Solar Panels and Photovoltaic Cells						
3.2	3.6	Satellite Dish Antennas						
<b>Chapter 4: Guidelines for Preservation, Alterations and Additions to CONTRIBUTING RESIDENTIAL Structures</b>								
4.1	4.1	Architectural Character		/				
4.2	4.2	Building Alignment		/				
4.3	4.2	Building Orientation		/				
4.4	4.2	Building Height		/				
4.5	4.4	Mass & Scale		/				

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

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

David Conley  
335 Rockledge Lane  
Manitou Springs, CO 80829  
719-685-1903

May 25, 2011

Manitou Springs Historic  
Preservation Commission  
606 Manitou Ave.  
Manitou Springs, CO 80829

**Re: Red Craggs Inn, 302 El Paso Blvd.**

Dear Commission Members:

I would like to recommend that the Commission approve the application of Red Craggs Inn to replace the siding shingles on the structure. I reside just three house up from the Inn and directly next to the Rockledge Country Inn. The owners of these properties have been working diligently to maintain these old structures. Replacing the old (and failing) wood shingles with composite material is both prudent and responsible. While I understand that the historic designation of the Inn restricts the replacement of any exterior surface treatment with a different material, I submit that using cedar shingles in our environment makes little sense. Fire concerns and the reality of constant UV exposure makes cedar a poor choice. The composite shingles have the same appearance as the old cedar ones and do not diminish the design or aesthetic of the structure.

Owning and maintaining a structure like the Inn is a major undertaking. I urge the Commission to recognize that thoughtful material replacement as a part of periodic refurbishing can be a thoughtful choice that is consistent with maintaining the appearance, feel and function of an historic structure. I urge the Commission to approve the application.

Sincerely,



David C. Conley

RCD via email  
05/25/11