Historic Preservation Advisory Committee Agenda  
Monday, July 10, 2023, at 5:30 pm

1. Roll Call
   - Todd Duval, Chair
   - Cheryl Szydlo, Secretary
   - James Massie
   - Earl Fashbaugh
   - Leslie Moore
   - Tim Hardy, Board Liason
   - Brian Dubois, Staff Representative

2. Approval Of Minutes
   Documents:
   MINUTES. 05_08_23.PDF

3. Public Comment Period

4. Discussion Items
   1. Review 348 Massachusetts Ave alteration application
   2. Committee yearly update to Town Board
   3. Minor alterations review process - update
   4. Update photos of historic properties
   5. Yearly reminder letter to historic property owners
   6. Other Business

   Documents:
   348 MASS - HISTORIC LANDMARKS APPLICATION - 06.21.2023.PDF
   348 MASSACHUSETTS AVE - SITE PLAN FLOOR PLANS - 06.21.2023.PDF

5. Adjourn
Berthoud Historic Preservation Advisory Committee
Minutes of Meeting, Monday, May 8, 2023, at 5:30 PM
Berthoud Town Hall (807 Mountain Ave.)

I. ROLL CALL
Committee members present included: Cheryl Szydlo (Secretary), James Massie, Earl Fashbaugh and Leslie Moore. Town of Berthoud: Brian Dubois (Staff Liaison), Tim Hardy (Board Liaison) and Ann Johnson (Community Development Director). The meeting was held in person.
A. The meeting was called to order at 5:35pm. A roll call attendance was taken.

II. MINUTES
Minutes from the February 13, 2023 meeting were reviewed, a motion to approve the Minutes was made by Leslie Moore and seconded by Earl Fashbaugh. Minutes were approved unanimously.

III. PUBLIC COMMENT PERIOD
There were no public comments presented.

IV. HISTORIC COLORADO PRESENTATION
Lindsey Flewelling (sp) and Sara Kappel presented a thorough CLG orientation and overview of State Preservation Tax Credits
- The Town of Berthoud is a CLG (Certified Local Government). This designation offers numerous benefits related to historic preservation under the Department of the Interior and the National Park Service.
  - CLG’s are eligible to apply for many grants including sub-grants from the state’s Historic Preservation Fund allocation.
  - Historic Preservation Tax Credits are available for projects that follow the Secretary of the Interior’s Standards for Rehabilitation
  - Discussion of Historic District Designations and Urban Residential Zones followed
  - There are many resources provided by History Colorado that could be advantageous to the Town of Berthoud

V. DISCUSSION ITEMS
A. Minor alterations for 400 Mountain Ave
   - Cocina & Cantina restaurant at this address submitted all the required documents and support for approval of roof and gutter repairs to the building.
   - The committee reviewed and discussed the proposed minor alterations.
     - James Massie made a motion to approve the repairs, seconded by Earl Fashbaugh, it was unanimously approved.

B. Minor alterations for 224 Mountain Ave
   - The Berthoud Historical Society at this address submitted all the required documents and support for approval to restore the “Homesteaders” mural on
the Carlson building. The building will also be scraped, primed and re-painted (white, as it is now).

- Cheryl Szydlo made a motion to approve the restoration and paint, seconded by Earl Fashbaugh, it was unanimously approved.

C. Minor alterations and review process

- Brian Dubois presented a question for the committee: Would HPAC consider altering Town of Berthoud code ordinance to allow Town staff to approve minor alterations instead of committee approval?
  - Discussion ensued: The subject is timely due to lack of quorum for recent HPAC meetings approval of recent minor alterations have been delayed.
  - Conclusion: Town staff will bring code ordinance examples we can adopt to our next or other upcoming meeting, as time allows.

D. 6th Street sidewalk/flagstone

- A current issue in the old town area of Berthoud is the preservation/restoration of the original flagstone sidewalks vs replacing them with concrete.
  - Several homeowners attended the meeting to discuss the situation and ask for HPAC endorsement and support to restore the flagstone sidewalks.
  - Sidewalks are not defined under Town Ordinance Section 30-9-103.2.e: Matters related to preserving the historic character of the Town.
  - After prolonged discussion it was determined: HPAC would ask the Town Board to allow an extended period to homeowners regarding deadline dates to repair their sidewalks until town staff is able to research how other communities have addressed this issue.
    - a. Research is to include how restoration can be accomplished and standardized to current ADA requirements and possibilities for funding the work.
    - Also, to let it be known, HPAC considers the historic sidewalks are integral to the historic character of Berthoud.

V. Adjourn

Earl Fashbaugh called for the meeting to be adjourned at 8:13pm.

Respectfully submitted,
Cheryl Szydlo
Berthoud HPAC Secretary
APPLICATION FOR ALTERATIONS TO HISTORIC LANDMARKS

The Town of Berthoud Historic Resources Ordinance requires that exterior alterations to a designated historic property, or to a property within a designated historic district must receive a Certificate of Approval issued by the Town of Berthoud. The following information is needed to consider this request:

PROPERTY OWNER(S)

Name: Federal Real Estate Holdings, LLC
Address: 5023 W 120th Ave #235
        Broomfield 80020
Phone: 720-643-8301
E-mail: Kegler.team@gmail.com

APPLICANT (if different from owners)

Name: Beth Foster
Address: Same
Phone: Same
E-mail: Same

Certification: I certify that the information and exhibits submitted are true and correct to the best of my knowledge.

Applicant (print): Beth Foster
Phone: 720-643-8301
Signature: [Signature]
Date: 6/1/23

Owner (print): Micah Kohls
Phone: 720-299-4852
Signature: [Signature]
Date: 6/1/23

Updated 4/23
SUBMITTAL CHECKLIST FOR ALTERATIONS TO HISTORIC LANDMARKS

Alterations to a designated historic landmark, a contributing structure in an approved historic district, or the major alteration of a historic landmark of statewide significance may include painting, staining, window or door replacement, additions, removal of architectural elements or other similar work, landscaping, relocation, or demolition. (Note: The ordinary repair or maintenance of these structures that does not involve a change in design, materials or appearance does not require review and approval under the Historic Resources Ordinance). Alterations to designated historic landmarks shall be done in conformance with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as published by the U. S. Department of the Interior, National Park Service. The following submittal information is required:

Date Submitted: ____________________________  June 1, 2023

  . Completed Application Form
  
  $100.00 Application Fee

Site plan, drawn to scale, showing:

  x Name, date, project address, north arrow, graphic scale, date of drawings, and name

  x Location of existing and proposed structures

  x Dimensions, height, and materials of all proposed structure(s)

  x Location of existing landscaping, parking areas, and utilities

  x If the project involves new construction, a scale drawing (character sketches or architectural elevations) showing openings (windows, doors), materials, and proposed colors

  □ If the project involves replacement of historic elements (windows, doors) product literature, as available

  x Digital photos showing the existing exterior of the structure on all visible sides (date photos and indicate the view the photo was taken from)
Narrative of the proposed project, addressing the following items (attach additional pages if needed):

A. **Describe the proposed work:**
   - To repair the exterior masonry that was failing and replace the lower stone veneer to protect the foundation from water damage and to deter pests.
   - To paint the exterior of the building to protect and seal the brick from any further weather damage and general deterioration.
   - To replace the exterior doors to the apartments for security.
   - To replace the front steps and porch overhang.
   - Replace the back deck for fire egress from the 2nd floor.

B. **Provide details about proposed materials and colors:**
   - All old, deteriorated bricks are being replaced, then sealed with paint.
   - The exterior color of the building is Aesthetic White with Hematite Grey accent on the windowsills and arches of the windows and doors.
   - The front door and outside apartment doors for #3, 4, 5 & 6 will be 6 panel glass doors painted a dark grey called Raven. The 2 lower back doors of #3 & 5, that open into the back patio area, are full window with blinds inside for privacy. All nonfunctioning transom windows above doors will be replaced where applicable.
   - Window replacements were installed for security and safety reasons. Numerous windows were broken and vandalized and none of the old windows opened to allow egress or air movement throughout the apartments.
   - The exterior stone veneer is called Chardonnay Dressed Fieldstone.

C. **How does the proposed project address the applicable Town of Berthoud’s review standards** (see Section 30-9-111.5. of the Berthoud Municipal Code (available online at [www.berthoud.org](http://www.berthoud.org))
   - Minor alterations:
     - Replacing the front steps and porch overhang. This will be a scaled down replacement of the original front porch that was torn down many years ago.
   - No other additions or changes are being made to the architectural features of the building.
LEGAL DESCRIPTION
Lot 20 and the West 62 Feet of Lots 21, 22, 23 and 24
Block 5
Town of Berthoud

ADDRESS:
348 Massachusetts Avenue
Berthoud, CO 80513

IMPROVEMENT LOCATION CERTIFICATE
I hereby certify that this improvement location certificate was prepared for:
Micah Kohls and Stewart Title Guaranty Company
that it is not a land survey plat or improvement survey plat, and that is
not to be relied upon for the establishment of fence, building or other
future improvement lines. This certificate is valid only for the use by:
Micah Kohls and Stewart Title Guaranty Company
and describes the parcel's appearance on July 15, 2021. I further
certify that the improvements on the above described parcel on this date
July 15, 2021, except utility connections, are entirely within the
boundaries of the parcel, except as shown, that there are no encroachments
upon the described premises by improvements on any adjoining premises,
except as indicated, and that there is no apparent evidence or sign of any
easement crossing or burdening any part of said parcel, except as noted.

RUSSELL SURVEYING
Have Gun Will Travel
Charles H. Russell, PLS
P.O. Box 746588
Arvada, CO 80006
(720) 308-4453

IMPROVEMENT LOCATION CERTIFICATE
Lot 20 and the West 62 Feet of Lots 21, 22, 23 and 24
Block 5, Town of Berthoud, S.E.1/4 Section 14
T.4N., R.69W., 6th P.M., Larimer County, Colorado
IMPROVEMENT LOCATION CERTIFICATE
Lot 20 and the West 62 Feet of Lots 21, 22, 23 and 24
Block 5, Town of Berthoud, S.E.1/4 Section 14
T.4N., R.69W., 6th P.M., Larimer County, Colorado

CLIENT: Micah Kohls
DATE: 07-15-21
JOB NUMBER: 21418A
PAGE: 2 OF 2
Front Door
w/ etched glass
3, 4, 5 & 6
w/ satin etched glass
STANDARD FEATURES

- **Multi-Chambered 2-7/8" beveled fusion welded PVC frame and sash** provide lasting, low-maintenance beauty.
- **3/4" Intercept warm-edge insulating glass** is the foundation of thermal performance and comfort.
- **BioMaxx composite sweep locks** are lead free and nest securely into the tamperproof retainer.
- **Full overlap interlock and mylar fin synthetic weatherstripping** at meeting rail keep out drafts.
- **Sloped sill** efficiently diverts water away from the interior.
- **Integral extruded lift rail** will never pull loose for assured confidence in operation and function.
- **Steel reinforced lock rail** adds extra stability and structure to the multi-chambered vinyl.
- **Stainless steel constant force balance system** and metal on metal pivot bar system keeps the sash aligned and moves with minimal force.
- **Recessed tilt latches** release the sash for trouble-free cleaning of both sides of the glass.
- **Included half screen** features BetterVue mesh.
- **Optional IntelliGlass Low E glass** with argon gas fills heightens energy efficiency.
- **Non-Prorated Limited Lifetime Warranty** covers vinyl, glass, screens and hardware for as long as you live in your home and is transferable.

**SIZE LIMITS**

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<th>Width</th>
<th>Height</th>
<th>UI*</th>
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*United Inches = Width + Height

vinylmax windows

Passion for Homes and Families
### PROVEN PERFORMANCE

**THERMAL**

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<thead>
<tr>
<th>No Grids</th>
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<td>Clear Glass</td>
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<tr>
<td>IntelliGlass Low E / Argon</td>
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<td>IntelliGlass X Low E / Argon</td>
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<th>SHGC</th>
<th>VLT</th>
<th>U-Value</th>
<th>SHGC</th>
<th>VLT</th>
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<tr>
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<th>VLT</th>
<th>U-Value</th>
<th>SHGC</th>
<th>VLT</th>
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**STRUCTURAL**

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<th>Glass Strength</th>
<th>Reinforcement Configuration</th>
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<td>15</td>
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<tr>
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<td>50</td>
<td>DS</td>
<td>Full</td>
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<tr>
<td>Slider</td>
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<td>DS</td>
<td>Lock and Meeting Rail</td>
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<tr>
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<td>DS</td>
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*AP904:02.116-45
The lower the U-Value, the greater a window's resistance to heat flow and the better its insulating value.

The lower the SHGC, the more a product is blocking solar heat from coming through the window.

VLT: Visible Light Transmittance - lower values mean less light passing through the window.

*Windows outside these size limits have not been structurally tested.

---

**Window Styles**

- Single Hung
- Horizontal
- Picture
- Specialty

---

vinyImax windows

info@vinyImax.com
(800) 847-3736
www.vinyImax.com

TC186-V.20 Information accurate at time of printing. Product subject to change. ©2020 VinyImax LLC
Single Slider TC750

Product Features
- Fusion welded frame and sash corners
- 2 3/8" Frame with beveled exterior
- Maintenance-free multi-chambered vinyl
- Internal water management system
- Full width interlock
- Multiple rows of mylar fin weatherstrip
- Integral pull rail
- Bio-Maxx composite sweep locks
- Lift out sash
- Self-leveling synthetic non-metal rollers
- Aluminum screen frame
- BetterVue screen mesh
- 3/4" Insulated glass unit
- Intercept Spacer system
- Tape Glazed
- Limited Lifetime Warranty
- White or Tan Vinyl
- Made in USA with more than 90% domestic content

Made in USA

Size Limits

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<tr>
<th>Width</th>
<th>Height</th>
<th>UI*</th>
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*United inches = Width + Height

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</table>

Optional Features

- White
- Tan
- Grid Patterns: Colonial, Prairie
- Color Matched Material: Flat, Georgian
- Pencil Grids: Brass, Pewter

Cross Sections

2 Lite Slider
3 Lite Sliders

Vinylmax

2921 McBride Ct
Hamilton, OH 45011
1-800-847-3736
www.vinylmax.com
DASHED LINES INDICATE EXISTING WALLS TO BE DEMOLISHED
1 NEW FLOOR PLAN - UNIT 2

1-HR. RATED PARTITION (SEPARATION BETWEEN DWELLING UNITS)
30-MIN. RATED CORRIDOR PARTITION

NEW FLOOR PLAN - UNIT 2

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3095 W 38th Ave Denver CO
P 303.618.9923
dma@make-denver.com
www.make-denver.com

KOHLS FINANCIAL GROUP, LLC
348 MASSACHUSETTS AVE.

OWNER:

PROJECT:

DRAWING INFORMATION:

DRAWN BY:

PROJECT NO:

APPROVED BY:

CHECKED BY:

MADE OF

A

A

A

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B

B

B

B

C

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C

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D

D

1/2" = 1'-0"

03/23/23 ISSUED FOR PERMIT

FIRST LINE DENVER

03/23/23 ISSUED FOR PERMIT

NEW FLOOR PLAN - UNIT 2

NEW FLOOR PLAN - UNIT 2
NEW FLOOR PLAN - UNIT 3

1-45. RATED PARTITION (SEPARATION BETWEEN DWELLING UNITS)
30-MIN. RATED CORRIDOR PARTITION
1-4H. RATED PARTITION (SEPARATION BETWEEN DWELLING UNITS)
30MIN. RATED CORRIDOR PARTITION

NEW FLOOR PLAN - UNIT 4
NEW FLOOR PLAN - UNIT 6

1-HR. RATED PARTITION (SEPARATION BETWEEN DWELLING UNITS)
30-MIN. RATED CORRIDOR PARTITION

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NEW FLOOR PLAN - UNIT 6

FIRST LINE DENVER

ISSUED FOR PERMIT
03/23/23

FOR PERMIT

A1.206

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ISSUE:

OWNER:

PROJECT:

DRAWING INFORMATION:

APPROVED BY:

CHECKED BY:
NEW FLOOR PLAN - UNIT 7

1 NEW FLOOR PLAN - UNIT 7

1/2" = 1'-0"

14HR. RATED PARTITION (SEPARATION BETWEEN DWELLING UNITS)
30 MIN. RATED CORRIDOR PARTITION

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www.make-denver.com

KOHLS FINANCIAL GROUP, LLC
348 MASSACHUSETTS AVE.

NEW FLOOR PLAN - UNIT 7

03/23/23 ISSUED FOR PERMIT

FOR PERMIT

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348 MASSACHUSETTS AVE.

NEW FLOOR PLAN - UNIT 7

03/23/23 ISSUED FOR PERMIT
NEW FLOOR PLAN - UNIT 10

1-4HR. RATED PARTITION (SEPARATION BETWEEN DWELLING UNITS)
30-MIN. RATED CORRIDOR PARTITION

UNIT 10
NEW FLOOR PLAN - UNIT 11

30-68% RATED CORRIDOR PARTITION

1-HR. RATED PARTITION (SEPARATION BETWEEN DWELLING UNITS)
NEW FLOOR PLAN - UNIT 12