

Town of Berthoud  
807 Mountain Ave  
P.O. Box 1229  
Berthoud, CO 80513-2229  
Ph. 970-532-2643 Fax 970-532-0640



### 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: Jim Dawe

Address: 616 6th St. Berthoud CO 80513

Phone: 970-308-5333

E-mail: jbdawe@gmail.com

#### APPLICANT (if different from owners)

Name: David Stranathan

Address: 512 5th st. Berthoud CO 80513

Phone: 720-635-3346

E-mail: David@AsherArch.com

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

Applicant (print): David Stranathan Phone: 720-635-3346

Signature: \_\_\_\_\_ Date: 12-04-2025

Owner (print): Jim Dawe Phone: 970-308-5333

Signature:  Date: 12/07/2025

## 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:** 12-22-2025

Completed Application Form

\$100.00 Application Fee

### **Site plan, drawn to scale, showing:**

- ☒ Name, date, project address, north arrow, graphic scale, date of drawings, and name
- ☒ Location of existing and proposed structures
- ☒ Dimensions, height, and materials of all proposed structure(s)
- ☒ Location of existing landscaping, parking areas, and utilities
- ☒ 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
- ☒ 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:** \_\_\_\_\_

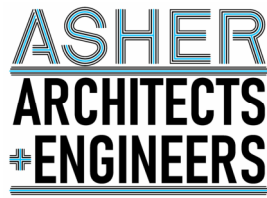
See Attached

B. **Provide details about proposed materials and colors:** \_\_\_\_\_

See Attached

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)))

See Attached



## Proposed Improvements – 335 Mountain Avenue, Berthoud, CO

We are excited to present our proposed improvements to the building at 335 Mountain Avenue as part of our effort to restore and enhance this historic structure for long-term community benefit. Our intent is to honor the original architectural character while introducing thoughtful, contemporary upgrades that improve functionality, accessibility, and the overall streetscape experience.

---

### A. Work Proposed

#### Ground Floor – Restaurant Space Improvements

- **Storefront Restoration:**  
Remove all existing glass and entry doors, as well as the non-original wood façade added at an unknown date, to reveal the building's historic brick and stone detailing.
- **New Window System:**  
Install an energy-efficient glass façade with mullion spacing meant to mimic the original building façade as shown within the image provided from 1920. A portion of the window system is proposed to fold up to open the indoor space to the outdoors during summer months. Our goal is to provide a space that a restaurant operator will be able to have a thriving business that will enhance the streetscape, bring vibrancy to downtown, and supports an indoor-outdoor dining environment.
- **Entry Enhancements:**  
As documented within the provided news articles, the ground floor was originally intended for a single business. In 1932 the façade was reconfigured to accommodate two independent retail spaces. Our proposed improvements will revert the entry doors back to the original intended use by eliminating the two independent doors and replacing them with a single door or French door.
- **Accessibility Upgrades:**  
-Replace the sidewalk adjacent to the front façade to improve accessibility and remove the current interior ramp. The existing exterior sidewalk slopes toward the street at 8% which exceeds ADA requirements. Replacement of the sidewalk will allow a new walkway with 5% or less slope in compliance with current ADA regulations.
- **Lighting Improvements:**  
Install new dark-sky-compliant lighting to safely illuminate the sidewalk and enhance evening visibility.
- **Outdoor Seating:**  
Add a new railing system to create a defined outdoor dining area on the sidewalk. 6' minimum clearance will be maintained between the proposed railing and the existing curb per the Mountain Ave. Overlay Plan Requirements.

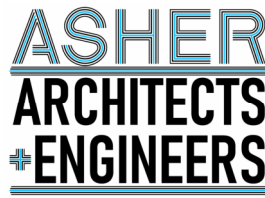
---

#### Upper Level – Office Space Improvements

Architecture | Civil Engineering | Planning | Landscape Architecture | Structural Engineering

[www.AsherArch.com](http://www.AsherArch.com)

© 2025 Asher Architects b.corp.

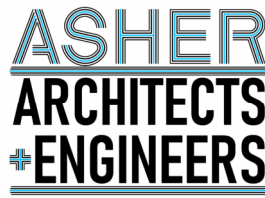


- **Window Replacement:**  
Remove and replace all four upper-level windows with new operable, aluminum-clad single hung windows.
  - **Historic Datestone:**  
Install a new datestone within the existing inset to recognize the Date of the current brick façade construction, 1917 (Date based on news article within sheet A5.0)
  - **Accessibility Upgrades:**  
**Entry Door:**  
-Remove and replace the upper-level entry door. If feasible, we intend to install a code-compliant 3'-wide door; however, this may require brick and stone modification and may not be possible at this time.
  - **Sidewalk and Entry Safety:**  
Replace the sidewalk adjacent to the upper-level doorway to remove an existing code violation and trip hazard. The existing doorway threshold has a 2" step which violates accessibility requirements for a commercial building. Door and sidewalk replacement will allow this condition to be resolved.
  - **Lighting:**  
Install new dark-sky-compliant lighting to illuminate the upper-level entry.
- 

## Rear Patio – Alley-Facing Improvements

Because the rear patio is visible from the alley and contributes directly to the character and safety of the public realm, we are proposing a number of improvements intended to transform this area into an inviting, active, and visually appealing space. We are requesting financial assistance from the Town of Berthoud to support these enhancements, which will significantly improve the appearance and usability of this important alley frontage.

- **Rear door and Window:**  
-The existing rear window needs replacement. We are proposing to replace the window with an aluminum clad single hung window to match the upper-level windows that were replaced in 2018. This new window will allow more natural light to enter the rear of the building.  
-The existing rear door is a wood door that does not seal up tight or lock securely. A new door with new sidelight is proposed within the existing arched opening. The new door will seal tight to improve energy efficiency and be provided with modern locking mechanisms for security.
- **New Patio Area:**  
Install a paver patio with seating areas nestled between landscape planters, complemented by shade structures and umbrellas. A space is being shown for a potential repurposed shipping container bar. Other improvements will be dependent on the restaurant owner's needs which are currently being determined.
- **Public Art:**  
Create a mural on the existing gray block wall to bring color, character, and visual interest to the alley.



- **Decorative Lighting:**

Install decorative lighting to enhance safety, improve nighttime visibility, and contribute to a welcoming ambiance.

---

## **B. Proposed materials and colors:**

The proposed improvements at 335 Mountain Avenue will utilize high-quality, durable materials selected to complement the building's historic character while incorporating modern performance standards. All new window and door systems will be energy-efficient units constructed with black aluminum or steel finishes, providing a clean, timeless aesthetic that harmonizes with the existing brick and stone facade. These contemporary systems are designed to offer superior thermal performance, durability, and ease of operation, ensuring long-term functionality. Window systems will be designed to match the historic photos as much as possible while improving from the historic wood frame windows to longer lasting materials with the same look and proportions. Based on the historic photos there is a solid wall below the windowsill. We are proposing to maintain the historic appearance by providing a 26" tall wall below the window area with a wood slat siding and painted finish.

While the finishes and profiles reflect modern manufacturing techniques, careful attention has been given to preserving the building's historic presence. The selected materials will enhance the structure's original architectural features, maintain its historic charm while introducing improved technology, sustainability, and longevity. This thoughtful balance of past and present will ensure the building remains both visually authentic and highly functional for years to come.

## **C. How does the proposed address town standards**

The proposed improvements at 335 Mountain Avenue are designed to fully align with the intent of applicable local and state historic preservation guidelines. All work respects the integrity of the building's historic features, and no original architectural elements will be dismantled or removed. Instead, the project enhances the building's historic charm by uncovering and restoring existing brick, stone and glazing details that were previously concealed by non-original alterations.

Any new additions or modifications have been intentionally designed to be reversible, ensuring that future removal—if ever desired—can occur without damaging or compromising the building's historic fabric. This approach maintains the long-term preservation of the structure while allowing for thoughtful modernization.

The project also supports the goals of the Mountain Avenue Corridor Plan by strengthening the historic character of the streetscape and contributing to a vibrant, pedestrian-friendly downtown environment. Through the use of complementary materials, improved transparency along the storefront, enhanced lighting, and activation of both the street-facing and alley-facing spaces, the project brings new life and economic energy to this important corridor while honoring Berthoud's architectural heritage.

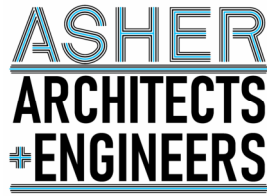
These improvements reflect a balanced commitment to preservation, functionality, and community vitality—ensuring that the building remains an asset to the Mountain Avenue district for generations to come.

## **Summary**

Architecture | Civil Engineering | Planning | Landscape Architecture | Structural Engineering

[www.AsherArch.com](http://www.AsherArch.com)

© 2025 Asher Architects b.corp.



The proposed façade and building improvements for 335 Mountain Avenue are designed to celebrate the historic character of this property while ensuring it remains safe, functional, and inviting for generations to come. With the support and partnership of the Town of Berthoud, we hope to revitalize this important Main Street building and contribute positively to the community's vibrant downtown environment.

We appreciate the opportunity to invest in such a remarkable town and look forward to bringing this project to life.

Sincerely,

A handwritten signature in blue ink, appearing to read "David A. Stranathan".

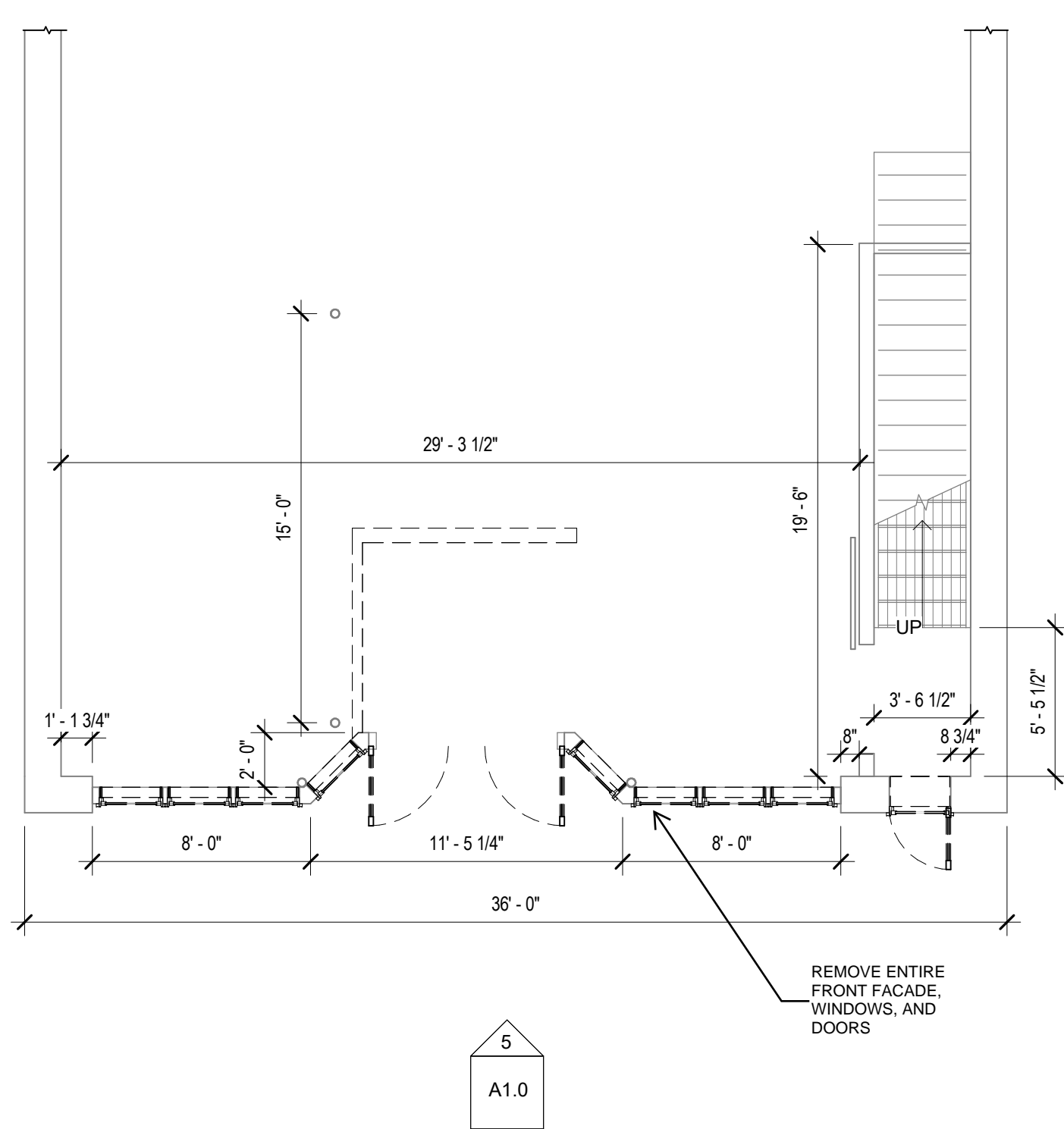
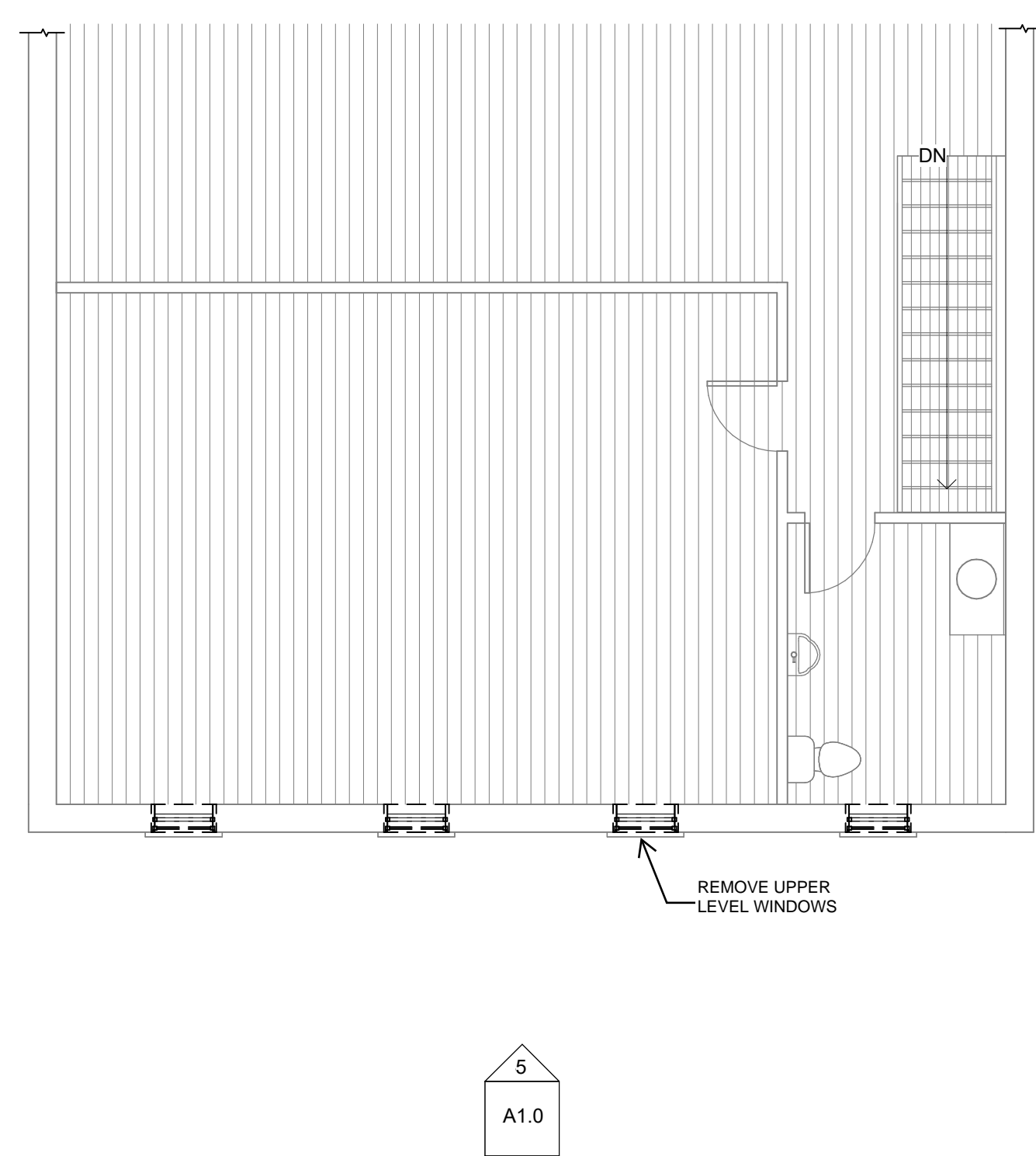
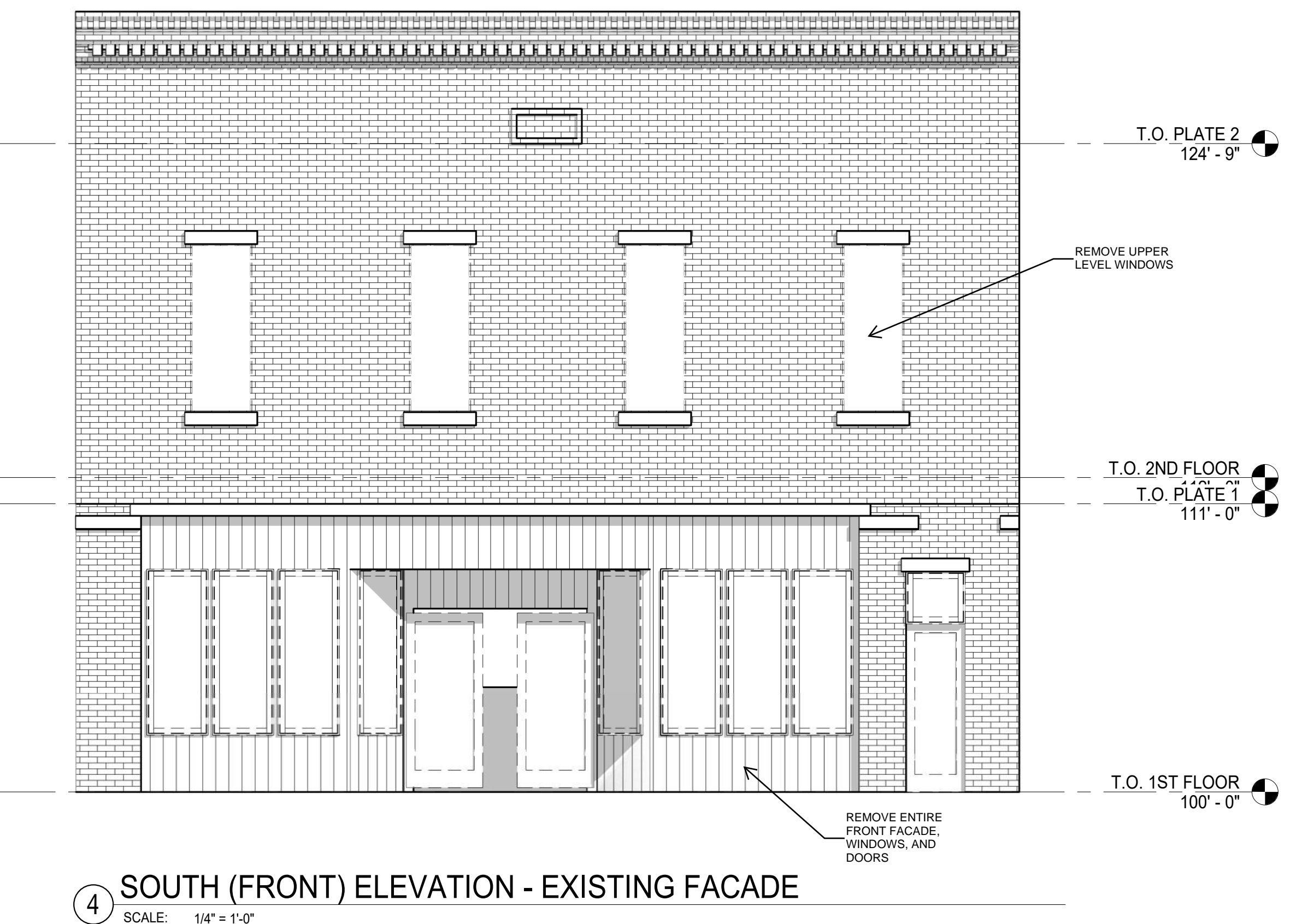
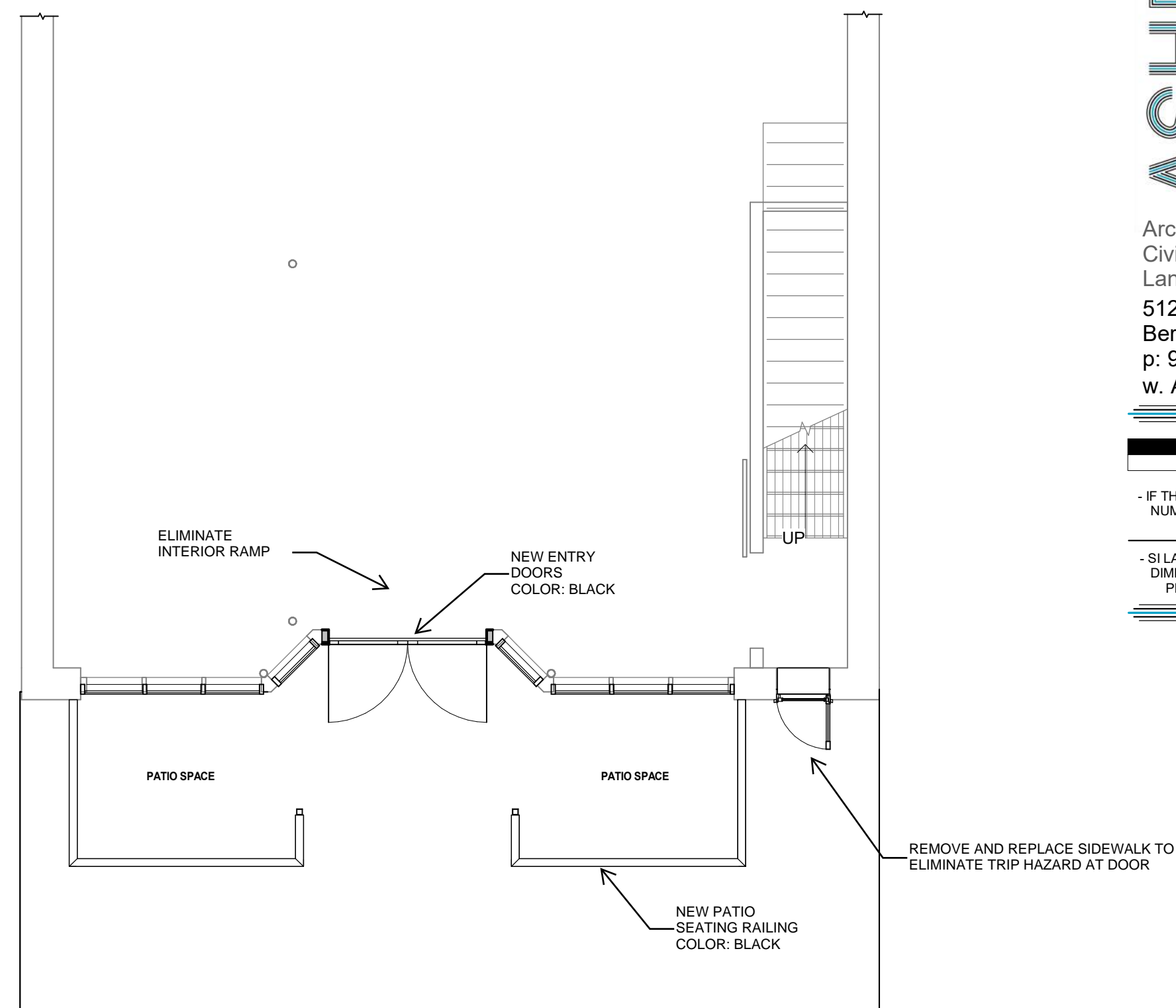
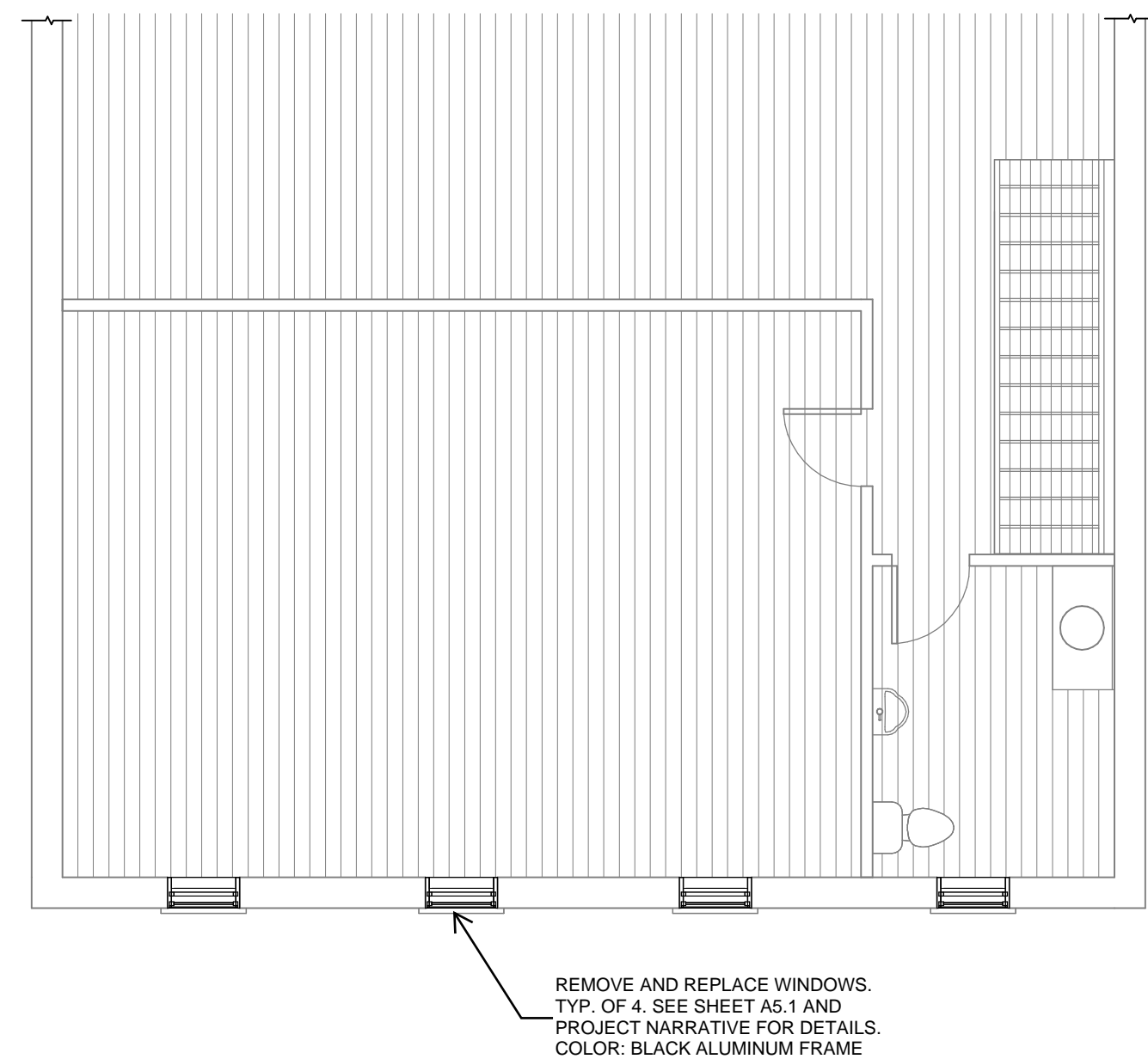
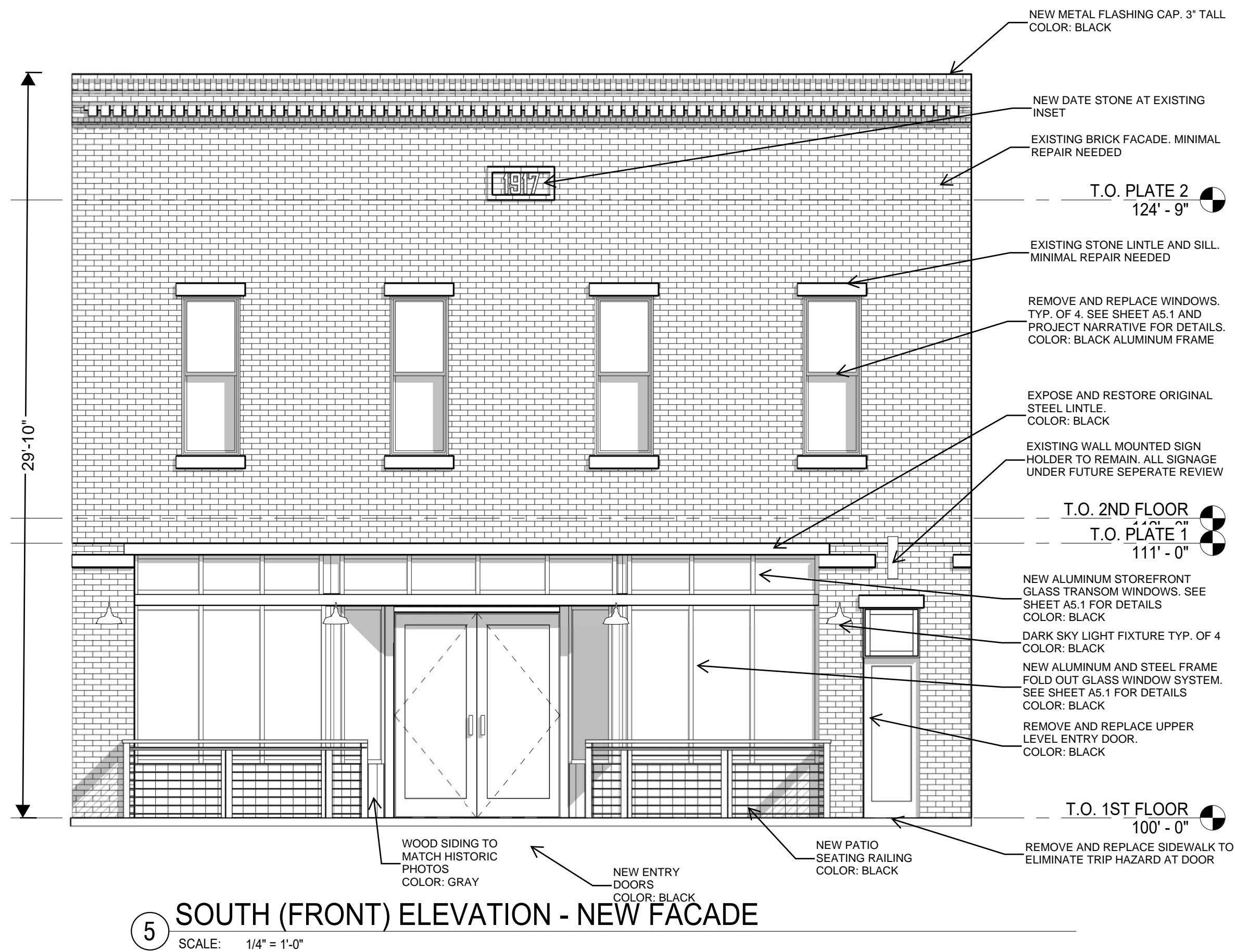
David A. Stranathan,  
Principal Architect @ Asher Architects + Engineers







DRAWN BY:	DATE	CHECKED BY:	DATE	REV #	DATE	COMMENTS
SAM	11/24/2025	DAVID	11/24/2025			



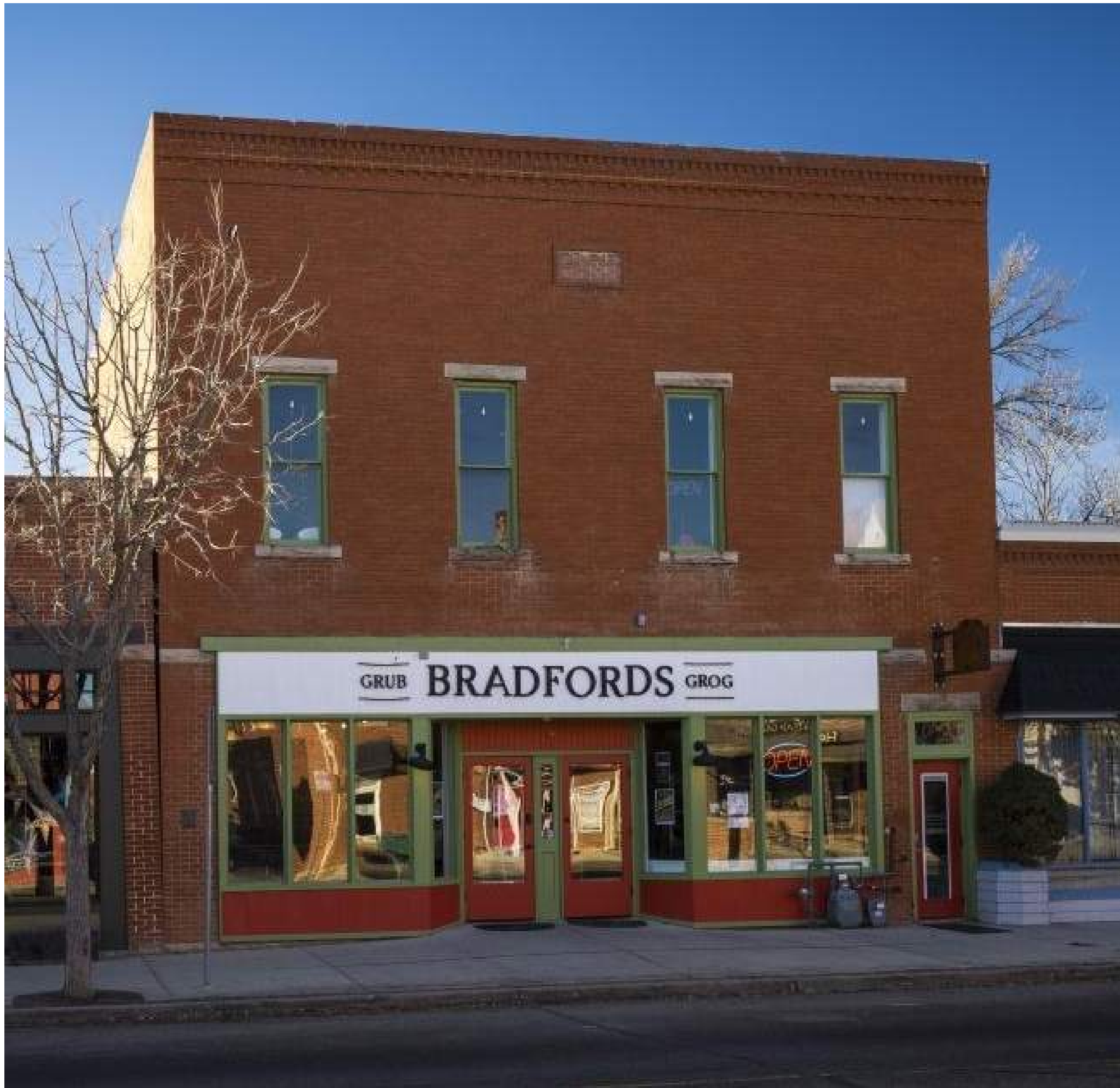




FRONT FACADE STEEL LINTLE PHOTOS  
NOT TO SCALE



SOUTH ELEVATION PHOTO  
NOT TO SCALE



NORTH ELEVATION PHOTO  
NOT TO SCALE



EAST ELEVATION PHOTO  
NOT TO SCALE



WEST ELEVATION PHOTO  
NOT TO SCALE

REVIEW SET  
NOT FOR  
CONSTRUCTION

Approver  
© ASHER ARCHITECTS B.CORP.  
ALL RIGHTS RESERVED.  
This drawing is an instrument of  
service and is the sole property of  
Asher Architects. Use of this  
drawing is restricted to the original  
site for which it was prepared. Any  
reuse, reproduction, or publication  
of this drawing by any method in  
whole or in part without written  
consent of the architect is  
prohibited.

ASHER  
ARCHITECTS  
+ENGINEERS

512 5th St.  
BERTHOUD CO. 80513  
p: 970-532-9970  
w: AsherArch.com  
e: David@AsherArch.com

335 FACADE RESTORATION

335 MOUNTAIN AVE  
BERTHOUD, CO 80513

PROJECT INFORMATION:  
24-C130  
DOCUMENT DATE:  
12/12/2025 12:54:12 PM  
DOCUMENT PHASE:  
HPAC SUBMITTAL  
V1

DRAWN BY:	DATE	CHECKED BY:	DATE	REV.#	COMMENTS
DAVID	12/12/25	DAVID	12/12/25		

ELEVATION  
PHOTOS

A2.0





MOUNTAIN AVE. LOOKING WEST DETAIL IMAGE. DATE 1920

\*ORIGINAL IMAGE HAS BEEN ENHANCED FOR CLARITY



MOUNTAIN AVE. LOOKING WEST. DATE 1920

\*ORIGINAL IMAGE HAS BEEN ENHANCED FOR CLARITY



MOUNTAIN AVE. LOOKING EAST DETAIL IMAGE. DATE 1920

\*ORIGINAL IMAGE HAS BEEN ENHANCED FOR CLARITY



MOUNTAIN AVE. LOOKING EAST. DATE 1920

\*ORIGINAL IMAGE HAS BEEN ENHANCED FOR CLARITY

REVIEW SET  
NOT FOR  
CONSTRUCTION

Approver  
© ASHER ARCHITECTS B.CORP.  
ALL RIGHTS RESERVED.  
This drawing is an instrument of  
service and is the sole property of  
Asher Architects. Use of this  
drawing is restricted to the original  
site for which it was prepared. Any  
reuse, reproduction, or publication  
of this drawing by any method in  
whole or in part without written  
consent of the architect is  
prohibited.

ASHER  
ARCHITECTS  
+ ENGINEERS

512 5th St.  
BERTHOUD CO. 80513  
p: 970-532-9970  
w: AsherArch.com  
e: David@AsherArch.com

335 FACADE RESTORATION

335 MOUNTAIN AVE.  
BERTHOUD, CO 80513

PROJECT INFORMATION:  
25-C130  
DOCUMENT DATE:  
12/12/2025 12:54:14 PM  
DOCUMENT PHASE:  
HPAC REVIEW  
V1

DRAWN BY:	DATE:
CHECKED BY:	DATE:
REV.#	DATE
COMMENTS	

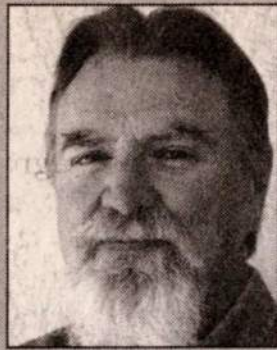
HISTORIC  
PHOTOS

A2.1



A beyta's Main Street bar and restaurant is located in the two-story, red brick building at 335 Mountain Ave. that was known as the Odd Fellows building in Berthoud's early days. Before the building was erected at this site in 1901, Mountain Avenue was little more than a dirt track that led to the shops and businesses near the depot on Third Street. Much to the annoyance of local residents, an open ditch ran along the south side of Mountain Avenue making it an unsuitable business location for everyone except Sim Jefferes who operated the City Star livery stable at the present-day site of Dean's Furniture. The Odd Fellows Lodge No. 99, I.O.O.F. was active in Berthoud for nine years before their hall was built at 335 Mountain Ave. From 1892 to 1901 they met in upstairs rooms at Fairbairn Hall (site of the present-day fire station) and the Hubbell mercantile store. For a time they shared the later location (Castle Rug Cleaning building at 565 Third St.) with the Masons. Charter members in 1892 included such well-known Berthoud citizens as W.S. Flora, W.W. Keirnes, W.H. McCormick, Peter Turner, G.G. Osborn and W.L. "Pappy" Fenton.

Tales of the Little Thompson



Surveyor Columnist Mark French

By 1901 the Odd Fellows had grown to the extent that they needed their own building. The local newspaper detailed their plans. "Sim Jefferes has purchased from C.C. Welch the lot adjoining his livery barn. The rear portion will be used for a corral, and in front a strip ten feet wide has been sold to the I.O.O.F. During the summer the lodge will add another story to their building, widen it and extend its length thirty feet. It will be a good improvement to this part of town."

To fund their building project, the Odd Fellows secured a \$2,000 loan from the Bank of Berthoud and employed contractor W.H.H. Rult to build a one-story structure at a cost of \$2,745.

Three months later, the local lodge made good on its plan to enlarge the building.

The local tabloid recounted, "Last week the Berthoud Odd Fellows let the contract to W.A. Pratt of Longmont to improve their building on Mountain Avenue to the extent of about \$3,000. An additional 30 x 45 will be added, and the whole building is to be made two stories high ... Brick will be used."

Upon the building's completion, lodge members purchased 6 cuspidors (spittoons) for \$1.20 and laid by 4,800 pounds of coal for heating at a cost \$9.12.

After the Odd Fellows building joined the City Star livery barn on the south side of the 300 block of Mountain Avenue, one of the lodge's charter members, Pappy Fenton, took it upon himself to address the issue of the open ditch beside the street. The newspaper reported, "Pappy Fenton has completed the laying of paving stones over the ditch in front of the I.O.O.F. building and it gives a pretty good idea as to how the appearance of the street would be improved if the ditch could be covered the entire length of the block."

While they reserved the second floor of the building for their lodge hall, the Odd Fellows rented the ground floor store rooms to local businessmen. In 1908, for instance, parties from Fort Collins operated a roller skating rink on the first floor. For a time F.R. Shyroch operated his hardware store in the building before he moved to the Chamber of Commerce building at the southwest corner of Third Street and Mountain Avenue.

In 1915 the livery stable next door to the Odd Fellows building was torn down and a modern in for the new lessee, the Johnson-Davis Mercantile Company, which has taken a three-year lease on the ground floor."

Discrepancies in brick color and brick work that may be presently seen from Mountain Avenue are evidence of work on the building's façade.

In 1932 the Odd Fellows hired workmen to put up a partition that divided the large ground floor into two smaller store fronts. W.R. Williams, a barber, began clipping hair in the east room while Ed Sperry opened a pool and billiards hall in the west. Sperry, Berthoud's first marshal in 1888, was well known by the town's old-timers even though he'd left town to work in the mines at Eldora in 1895. Sperry continued to operate a pool hall at this location well into the 1940s.

Pool halls continued to operate on the ground floor of the Odd Fellows building into the 1960s. Mel Ott, Johnnie Starck, Frank Rhodas and Adolph Libl were among the operators of the establishment that had a bar, booths and dance floor in the front room and pool tables in the back.

The Berthoud Odd Fellows continued to meet in their upstairs lodge room until a few years ago when membership dwindled to the point that the lodge was closed.

IN 1932 THE GROUND FLOOR WAS DIVIDED INTO TWO RETAIL AREAS. PRIOR TO THAT THE GROUND FLOOR WAS UTILIZED FOR A SINGLE BUSINESS

building (present-day Dean's Furniture) was erected. Two years later lodge members approved a major alteration of the structure that brought the front of their building in line with others on the street. In 1917 the Berthoud newspaper recounted, "At the regular lodge meeting last Friday night the Odd Fellows decided to cut off the front of their hall to line up with the Jefferes Garage. The building will be widened on the east to the west wall of the garage; a new front put

THE CURRENT FACADE AT 335 MOUNTAIN WAS CONSTRUCTED IN 1917

RELAVANT NEWS ARTICLE

\*Provided by Andrew Wayland, Berthoud Historical Society

Odd Fellows (I.O.O.F.) Building @ 335 Mountain Avenue

1886

Berthoud...Sixteen Berthoudites joined in the Odd Fellows celebration at Boulder on Monday...(Loveland Reporter, April 28, 1886)

1892

"W.S. Flora is having the second floor of his building (building Munson moved up from old Berthoud) that is occupied by the Odd Fellows, remodeled and when completed will make a very good lodge room." (The Berthoud Blade, Sept. 30, 1892)

1901

"He (Rult, W.H.H.) built the Oddfellow's Hall for \$2745 beginning in 1901." (Heritage of Berthoud and the Little Thompson Valley, p. 49)

"S. Jefferes has purchased from C.C. Welch the lot adjoining the livery barn. The rear portion will be used for a corral, and in front a strip ten feet wide has been sold to the I.O.O.F. During the summer the lodge will add another story to their building, widen it and extend its length thirty feet. It will be a good improvement to this part of town." (Berthoud Bulletin, April 13, 1901)

"R.J. Welch to Simpson Jefferes, lot 6, block 3, 1<sup>st</sup> add. to Berthoud; \$140." (Fort Collins Weekly Courier, April 25, 1901)

"Simpson Jefferes to Berthoud Lodge No. 99, I.O.O.F., part if lot 6, block 3; 1<sup>st</sup> add. to Berthoud; \$50." (Fort Collins Weekly Courier, April 25, 1901)

"Last week the Berthoud Oddfellows let the contract to W.A. Pratt of Longmont to improve their building on Mountain Avenue to the extent of about \$3,000. An additional 30 x 45 will be added, and the whole building is to be made two stories high. Work was commenced this week. Brick will be used." (Berthoud Bulletin, July 9, 1936 "35 Years Ago")

"Last Friday night the Odd Fellows had a house-warming—the opening of their new \$4,000 hall. The hall was not used, however, as the work had not progressed far enough to allow the ball to take place in the hall, and the dance was held in the opera house. There were about fifty couples present, coming not only from the adjacent country, but from Longmont, Loveland, Highland Lake and Platteville."

"The prize was won by R.O. Fleener and wife--\$5. The judges were Dr. Dawson of Platteville, Jos. Wygal of Loveland and Hoyt Whipple of Berthoud."

"The attendants were well-pleased and entertained, and the affair was both a social and financial success. The committees regret very deeply that the Odd Fellows hall was not in condition for the ball, as had been expected, but nevertheless there was certainly a merry time had by all. And to make up for all shortcomings, it has been arranged to give another grand ball on Thanksgiving, in the hall, and for the occasion the committee will go to special work to make a success of every detail." (Berthoud Bulletin, Oct. 19, 1901)

"The Odd Fellows will dedicate their new hall on December 11. The grand lodge officers will all be present. Public to all Odd Fellows, their families and Rebekahs." (Berthoud Bulletin, Dec. 7, 1901)

1902

"Pappie Fenton has completed the laying of paving stones over the ditch in front of the I.O.O.F. building and it gives a pretty good idea as to how the appearance of the street would be improved if the ditch could

be covered the entire length of the block." (Berthoud Bulletin, May 3, 1902)

1908

"A roller skating rink has been opened on the first floor of Odd Fellows Hall. Parties from Fort Collins have it in charges, and it is meeting with much patronage." (Berthoud Bulletin, Jan. 4, 1908)

"Monday night J.J. Everitt, H.E. Niven, A. Templeman, L.M. Walker, J.H. Cornelius, George Ferris, Joseph Griffin, J.J. Edmondson, Albert Benson, Louis Erkenbeck, Burrell Brown, I.M. Jackson, Frank Winegar and A. Berglin were initiated into the Encampment I.O.O.F., the work being done by the Silver State Encampment."

"The following old-time camp men went down to see that the boys got all the necessary attention, and to partake in the hospitality of the Denver brethren" J.F. Sampson, James Vigar, G.C. Osborn, L.C. Saltzman, Jacob Longan, John Evans, and R.H. Boatman."

"The local camp is growing rapidly." ("35 Years Ago" in Berthoud Bulletin, Feb. 18, 1943)

1913

"A telephone has been placed in the anteroom of the I.O.O.F. hall for the convenience of the members of the various orders which use that lodge room. An electric alarm bell is also a recently added convenience." (Berthoud Bulletin, Feb. 21, 1913)

1917

"At the regular lodge meeting last Friday night the Odd Fellows decided to cut off the front of their hall to line up with the Jefferes Garage. The building will be widened on the east to the west wall of the garage; a new front put in for the new lessee, the Johnson-Davis Mercantile company, which has taken a three-year lease on the ground floor. Work on the improvements will be started next week." (Berthoud Bulletin, Nov. 2, 1917)

"F.R. Shyroch has sold his hardware to S.S. Worrell of Boulder, the deal having been closed on Tuesday, and the new owner took possession on Wednesday."

"Mr. Shyroch came to Berthoud 12 years ago, and opened a store in the Odd Fellows building, later removing his stock to the Chamber of Commerce building. By square dealing he has built up a good business—a business which the new owner expects to merit and hold by the same honest principles."

"Mr. Worrell is an experienced hardware man, and an expert tinner and plumber as well. His family will join him in Berthoud as soon as he can get a dwelling house."

"Mr. and Mrs. Shyroch will leave Colorado as soon as business affairs can be arranged, going to the state of Washington to make a visit to their son, Dr. H.W. Shyroch, who is a first lieutenant in the medical corps of the United States army." (Berthoud Bulletin, Dec. 21, 1917)

1918

"The Johnson-Davis Mercantile Company moved into their new store room in the Odd Fellows building the first of the week, and are getting their stock of hardware, implements, etc. put to rights. The store room, since alterations and repairs have been made is one well-adapted to the firm's needs." (Berthoud Bulletin, Mar. 8, 1918)

1926

"Frank Osborn of the Osborn Furniture Company has leased the Odd Fellows building, formerly occupied by the Johnson-Davis Mercantile company, and will move his stock into it about the 20<sup>th</sup>." (Berthoud

Bulletin, Jan. 8, 1926)

1927

Advertisement for "Closing-out Sale" Osborn Furniture Company, Odd Fellows Building (Berthoud Bulletin, March 11, 1927)

"T.C. Roten has leased the Odd Fellows building on Mountain Avenue, and moved his stock from the Phipany Building on Third Street to his new location this week. Mr. Roten will add used furniture to his stock. Mr. and Mrs. Roten have fitted up living quarters in the back part of the building." (Berthoud Bulletin, Aug. 26, 1927)

Oddfellows building threatened by fire in the "Berthoud Café" next door. (Berthoud Bulletin, Nov. 4, 1927)

1929

"The Owl Café has leased the store room in the I.O.O.F. Building, and will be in the new location within a short time. They will have a larger dining room which will enable them to cater to large group banquets. Mr. and Mrs. Bryant and family will have living quarters in the rear." (Berthoud Bulletin, April 26, 1929)

1932

"Ed Sperry, a resident of Berthoud many years ago, has returned to town and has bought the James Torrance pool and billiard hall. Mr. Sperry has leased the room under the Odd Fellows Hall and will move his tables and other furnishings to the new location right away and expects to be ready to open for business by Monday of next week. For a number of years Mr. Sperry made his home in Berthoud, but has been away since 1895. For the last year or more he has been conducting a pool hall at Johnstown, having bought the T.M. Little hall at that place." (Berthoud Bulletin, Sept. 1, 1932)

"Workmen are busy putting a partition in the Odd Fellows store room, the west part of which is occupied by Ed Sperry's pool hall. The smaller room on the east will be occupied by W.R. Williams barber shop. Mr. Williams has been in his present location on Third Street for several years." (Berthoud Bulletin, Sept. 8, 1932)

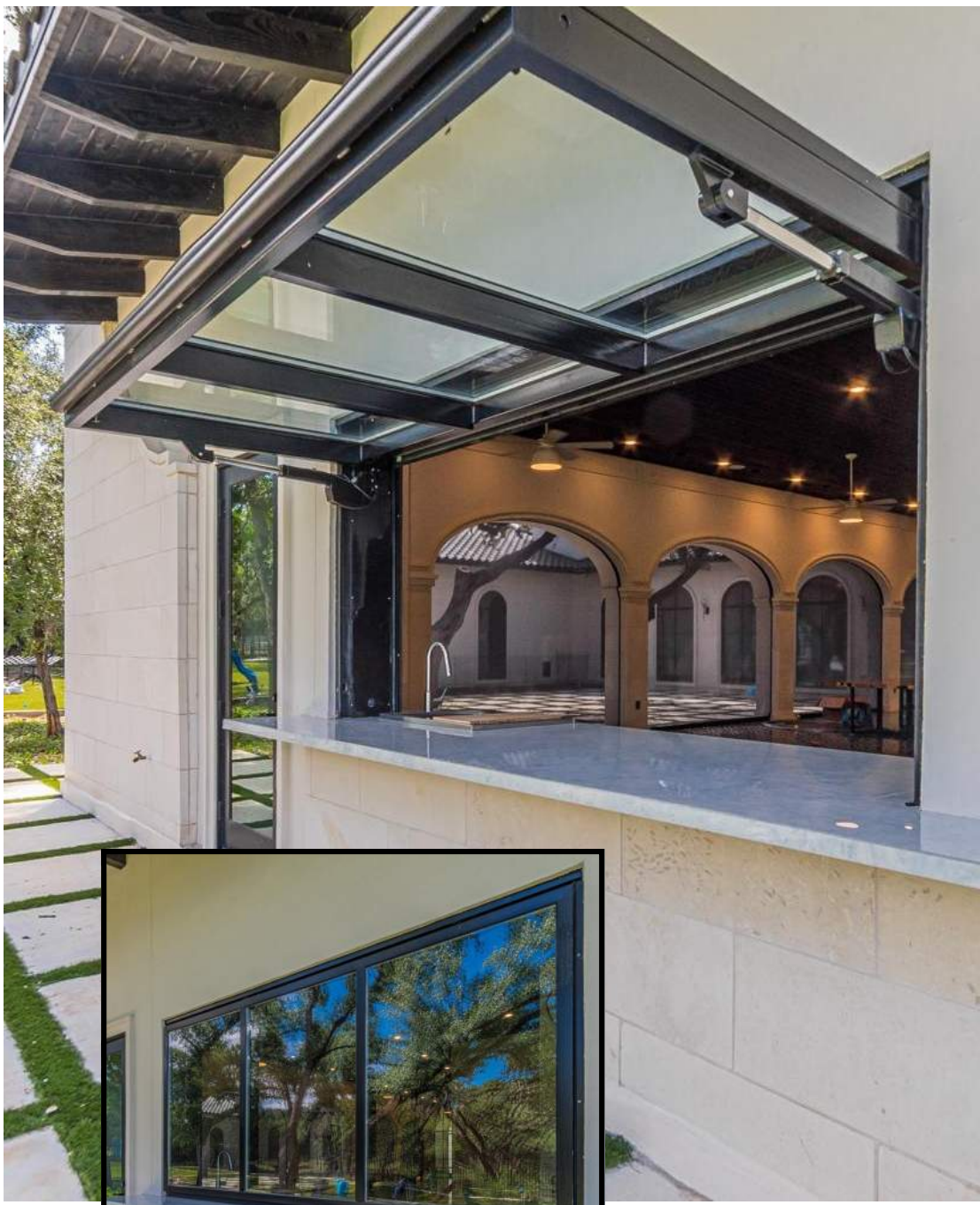
1936

"Berthoud Lodge, I.O.O.F., entertained their families at their hall on last Thursday evening. There were about 250 present. The program consisted of a minstrel show with Messrs. B.A. Boote, L.O. McClung, I.N. Birdsill, James and Fred Stotts, J. Warner Hall, Clint Murphy, John Ostermiller, D.C. Dorman, W.E. Rogers, and W.L. Shatz having parts. Mrs. Everett McKanna was piano accompanist. Dancing to music was furnished by Arnold Birdsill and his orchestra followed by the program. Donuts and coffee were served." (Berthoud Bulletin, April 9, 1936)

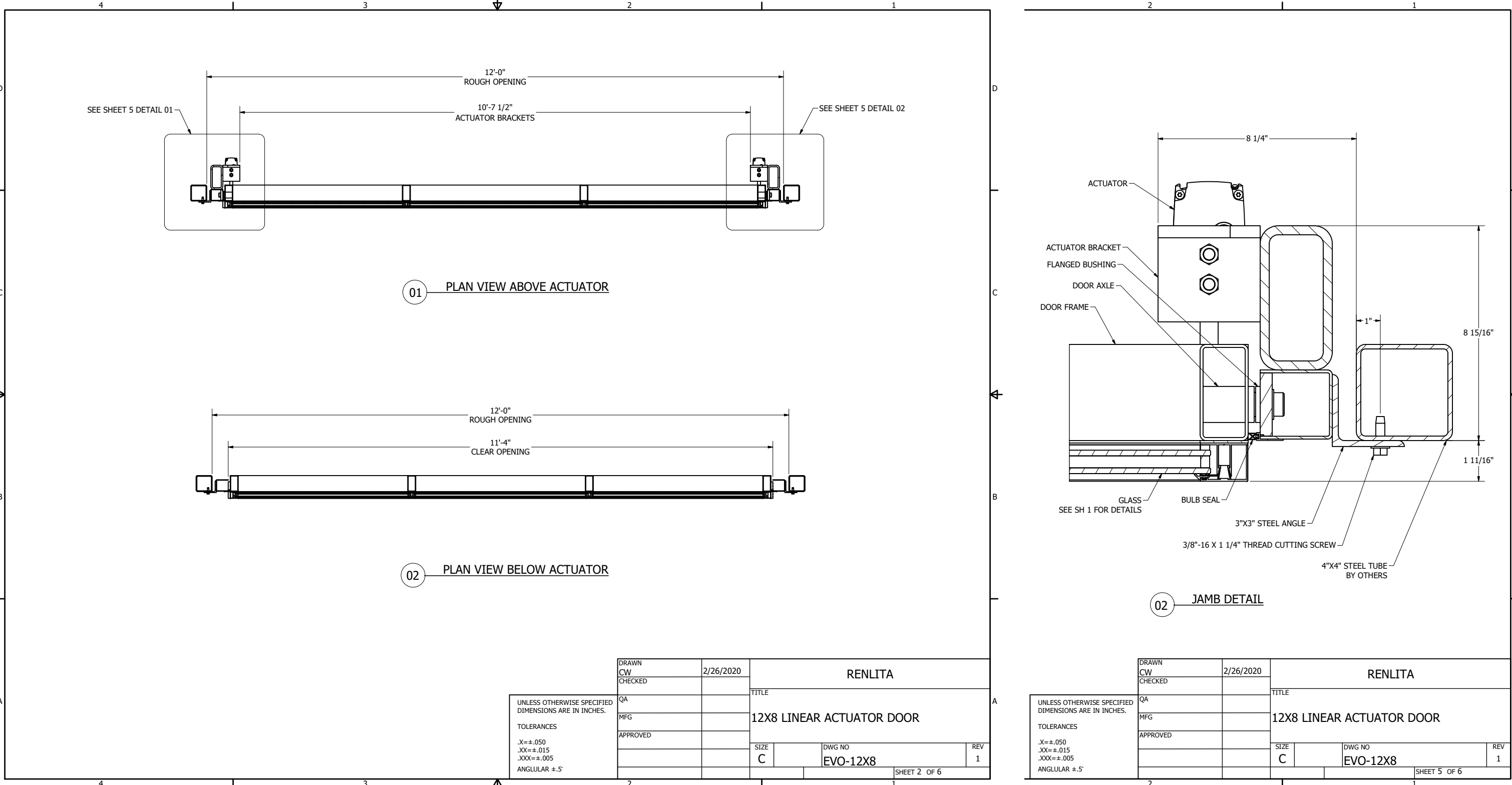
1943

"...The high wind Wednesday night did more damage to the Berthoud area. Plate glass windows at the Charles E. Sperry pool hall and Kyger drug store were broken. A second large pine tree was blown down at Dr. Rueter's place, and the brick chimney was blown down at the Old Berthoud school building. A number of small windows were also reported broken." (Berthoud Bulletin, January 21, 1943)





FOLDING WINDOW EXAMPLE PHOTOS



FOLDING WINDOW DETAILS

**MANKO**  
WINDOW SYSTEMS INC.  
www.mankowindows.com

**2450**

*\*Dark Bronze Anodized Finish*

When it comes to utilizing a storefront system on your project, Manko has a wide variety of options to choose from, including our 2450 system. This system has been a staple in the marketplace for a number of years, providing projects a thermally improved, cost effective system. The 2450's profile and depth fit the typical center glazed 2" x 4 1/2" storefront mold, with a single pour and debridged thermal break to significantly improve u-values over a non-thermal system. This system is well suited for low rise applications and punched openings, refer to Manko's wind load charts for structural capabilities. The 2450 is compliant with AAMA air and water testing and NFRC 100, 200, 400, and 500 certifications. When an economical solution is needed for a fast installation schedule, look no further, Manko's 2450 system can meet your project's needs.

**FEATURES**

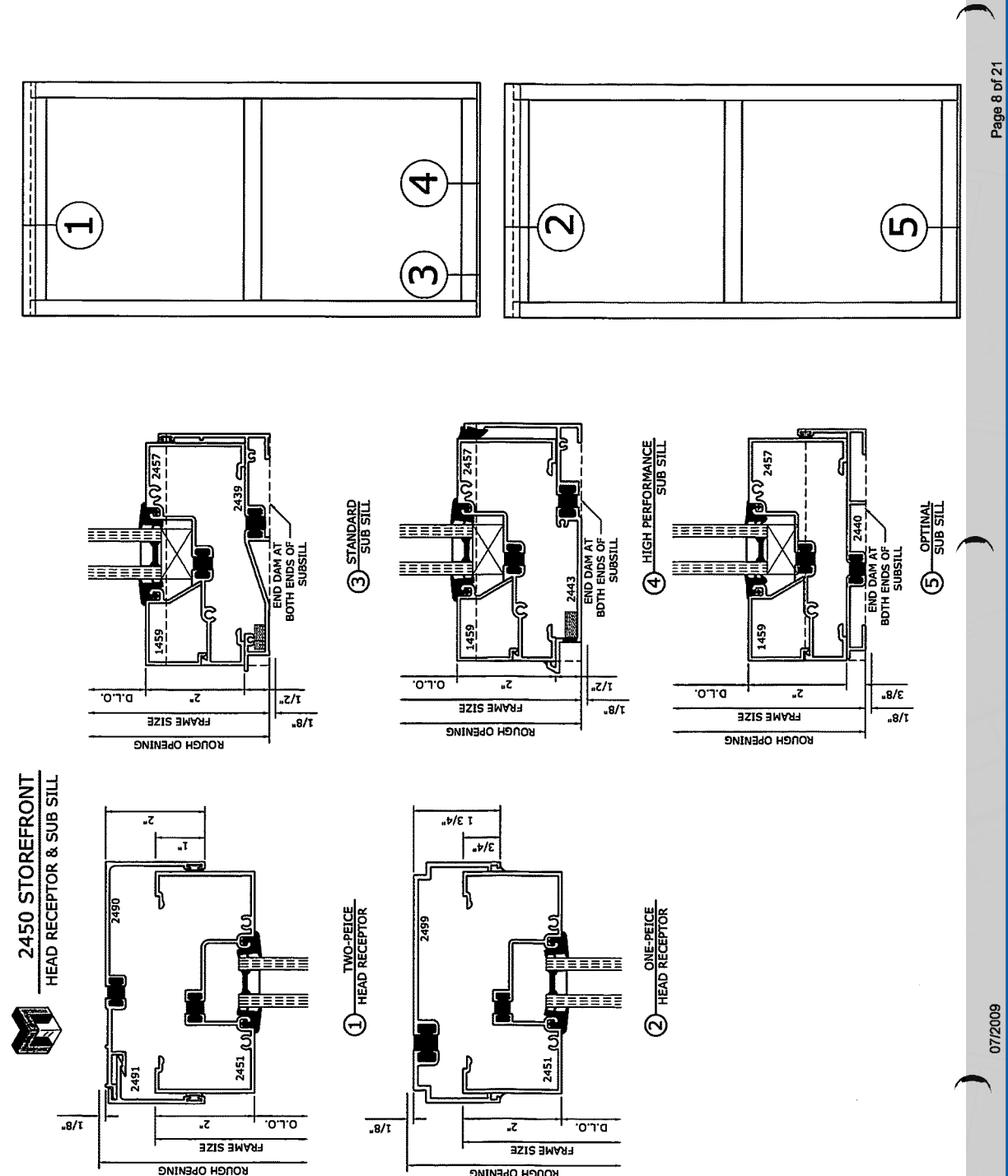
- ⇒ 2" face dimension, 4 1/2" frame depth, center glazed
- ⇒ "Azo-braided" thermal break, for dry shrinkage resistance
- ⇒ Screw spline construction for fabrication punch compatibility
- ⇒ 3/16" - 1 1/8" glazing cavity for vision or spandrel glazing
- ⇒ Integral or dual glazed blind options, venetian or pleated
- ⇒ Window vent options, including zero sightline 1100 series
- ⇒ Full range of anodized & AAMA 2605 painted finishes

Glass Type	System Performance Values			
	Air U-Value	Argon U-Value	SHGC	CR
Clear SN 68 #2 / Clear	0.38	0.35	0.34	45

Air Infiltration	Minimum Water Resistance
.06 CFM	12 PSF*

Values Calculated with Manko's Thermal Kit      \*Per High Performance Sublot

TRANSOM WINDOW DETAILS



\*Medium Stile Doors

**MANKO**  
WINDOW SYSTEMS INC.  
www.mankowindows.com

**100—135—150**

Manko's wide variety of aluminum entrance door options include the standard series. These 1 3/4" thick, 1/8" wall doors are available in three stile widths; 2" narrow stile (100 series), 3 1/2" medium stile (135 series), and 5" wide stile (150 series). Each door is available with a bottom rail height of 2 1/2", 3 1/2", 5", 7 1/2", 10", or 12". All Manko storefront doors are fabricated utilizing a telescoping mortise and tenon joint coupled with a horizontal shear block. The joints are then further reinforced with a 3/8" steel tie rod and sleeve ensuring long lasting durability and structural integrity. Each set of Manko pair doors come standard with double adjustable astragals and poly-pile weathering. These storefront doors seamlessly integrate with all of Manko's storefront and curtain wall systems. Look no further, Manko's standard series storefront doors can be a quality addition to your next project.

**FEATURES**

- ⇒ 3/16" - 1" glazing infills, vision or panel
- ⇒ 3-way corner construction for added strength
- ⇒ Mid-rail heights available — 2", 4 5/16", 5 5/16", 6 13/16", 9 5/16", 11 13/16"
- ⇒ Adjustable glass setting blocks
- ⇒ Multiple standard and custom hardware options available (doors will accommodate most hardware types)
- ⇒ Offset pivots, butt hinges, center pivots, and continuous geared hinge options
- ⇒ Full range of anodized & AAMA 2605 painted finishes

ENTRY DOOR DETAILS

Aluminum Continuous Geared Hinges

**A:B:H**

Innovation, Quality, Customer Service...

Full Concealed \*Storefront Door Hinges

**A111 HD**

**A111 WT**

**Standard Features**

- Full concealed, heavy duty
- 1/8" door inset
- 48" door width maximum
- 450 lbs. door weight maximum
- "LL" model for doors up to 1,000 lbs. (lead-lined staggered hole pattern)
- Fasteners: 12-24 x 3/4" undercut self-drilling, thread-forming tek machine screws
- Standard lengths: 79", 83", 85", 95" and 120"
- Finishes: Clear, dark bronze and black anodized
- Fire Rating
  - Approved for use on metal swinging type fire doors rated up to and including 90 minutes (Specify "FR" option for 3 hour rating)
  - Approved for use on wood swinging type fire doors rated up to and including 60 minutes (Specify "FR" option for 90 minute rating)

**Options Available**

- See pages F-7 to F-8 for option availability and details

**Standard Features**

- Full concealed, heavy duty
- 1/8" door inset
- Wide throw for applications that need extra clearance for the door or the frame
- 48" door width maximum
- 450 lbs. door weight maximum
- Fasteners: 12-24 x 3/4" undercut self-drilling, thread-forming tek machine screws
- Standard lengths: 79", 83", 85", 95" and 120"
- Finishes: Clear, dark bronze and black anodized
- Fire Rating
  - Approved for use on metal swinging type fire doors rated up to and including 90 minutes (Specify "FR" option for 3 hour rating)
  - Approved for use on wood swinging type fire doors rated up to and including 60 minutes (Specify "FR" option for 90 minute rating)

**Options Available**

- See pages F-7 to F-8 for modification availability and details

F-10 2014 ABH Mfg., Inc.

Architectural Builders Hardware Manufacturing, Inc.  
1222 Ardmore Avenue, Itasca, IL 60143  
Tel: 630-875-9900 • Fax: 630-875-9918 / 800-932-9224  
Web: www.abhnmfg.com • Email: abhinfo@abhnmfg.com



REVIEW SET  
NOT FOR  
CONSTRUCTION

Approve  
© ASHER ARCHITECTS B.CORP.  
ALL RIGHTS RESERVED.  
This drawing is an instrument of  
service and is the sole property of  
Asher Architects. Use of this  
drawing is restricted to the original  
site for which it was prepared. Any  
reuse, reproduction, or publication  
of this drawing by any method in  
whole or in part without written  
consent of the architect is  
prohibited.

**ASHER**  
ARCHITECTS  
+ ENGINEERS

512 5th St.  
BERTHOUD CO. 80513  
p: 970-532-9970  
w: AsherArch.com  
e: David@AsherArch.com

335 FACADE RESTORATION

335 MOUNTAIN AVE.  
BERTHOUD, CO 80513

PROJECT INFORMATION:  
25-C130  
DOCUMENT DATE:  
12/12/2025 12:54:14 PM  
DOCUMENT PHASE:  
HPAC REVIEW V1

DRAWN BY:	DATE:	CHECKED BY:	DATE:	REV.#	COMMENTS
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		
DAVID	12/12/2025	DAVID	12/12/2025		

WINDOW  
DETAILS

A5.1