Historic Preservation Advisory Committee Agenda
Monday, August 14, 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. 07_10_23.PDF
3. Public Comment Period
4. Discussion Items

    1. 348 Massachusetts Ave update and special request
    2. Committee yearly update to Town Board - August 22
    3. 400 Mountain Ave - Revocation Request
    4. Other Business

    Documents:

    348 MASS DOOR RECONSIDERATION (1).PDF
    348 MASS. AVE PHOTOS.PDF
    LOWES FRONT DOOR 3, 4, 5, 6 FINAL (1).PDF
    LOWES MAIN FRONT DOOR FINAL (1).PDF
5. Adjourn

Berthoud Historic Preservation Advisory Committee
Minutes of Meeting, Monday, July 10, 2023, at 5:30 PM
Berthoud Town Hall (807 Mountain Ave.)

1. ROLL CALL

Committee members present included: Todd Duval (Chair), Cheryl Szydlo (Secretary), James Massie, and Leslie Moore. Town of Berthoud: Brian Dubois (Staff Liaison) and Tim Hardy (Board Liaison). The meeting was held in person.

A. The meeting was called to order at 5:41pm. A roll call attendance was taken.

2. MINUTES

Minutes from the May 8, 2023 meeting were reviewed, a motion to approve the Minutes was made by James Massie and seconded by Leslie Moore. Minutes were approved unanimously.

3. PUBLIC COMMENT PERIOD

There were no public comments presented.

4. DISCUSSION ITEMS

1. Review 348 Massachusetts Ave alteration application

- The committee discussed how choices for the foundation treatment and door replacement could better reflect the period the building was built.
    - They find the proposed doors are drastically different than the originals and contemporary in style. The recommendation is to use doors that are similar to the original doors still in place on the back side of the building.
    - The free form style of stone veneer in the application doesn't match stone used during the period, evident on numerous other buildings in old town Berthoud. The recommendation is to use squared veneer "stones" or replace the concrete that was taken out.
    - Cheryl Szydlo made a motion that the Town Board approve the alterations with recommendations, seconded by Todd Duval, it was unanimously approved.

2. Committee yearly update to Town Board

- Todd Duval (Chair) will be the proper committee member to present the update to the Board. It is not yet on the agenda for upcoming Town Board meetings.

3. Minor alterations review process - update

- Brian Dubois has researched code ordinance examples. The next step is for Brian and Anne Johnson, Community Development, to meet and work on rewriting the current code together.

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4. Update photos of historic properties

- Upon discussion the committee agrees this is a good idea and the photos should be taken after deciduous trees and shrubs are not in leaf to show each building to its best.

5. Yearly reminder letter to historic property owners

- Leslie Moore volunteered to draft the letter and will provide it the committee for review via email or at the next meeting.

6. Other Business
    - Recruitment of new members is always needed to fill vacant seats.
        - In particular, we will reach out to Chris Gage who may have an interest in being a committee member.
        - Other avenues to get the word out is a post on the Berthoud Community page and the Berthoud Historical Society website.
    - A couple ideas to look into: Is it possible to revise the seat requirement to 5 members or have the flexibility to declare a quorum based on the number of filled seats?

V. Adjourn

Todd Duval motioned to adjourn, Cheryl Szydlo seconded, the meeting adjourned at 7:15pm.

Respectfully submitted,
Cheryl Szydlo
Berthoud HPAC Secretary

Dear HPAC and Town Board:

Thank you for your consideration of allowing us to revisit keeping the 5 entry doors at 348 Massachusetts Ave.

- The dark gray Raven 5 panel doors that were designed for this beautiful grand old building were custom-made to fit the existing building door openings. These are pre-painted doors with black hardware which bring a very modern accent to the building while the tall windows and vaulted interior ceilings reflect the old-time charm. The building has been through many changes over the last 130 years and these doors enable us to bring classic modern design to a historic brick building.
- A copy of the receipt from Lowes for the door purchases has been included. The 5 doors were approximately $3614.74 apiece or a total of $18,073. These doors were a special order and Lowe's will not take them back or give us a refund. This will be an immense cost to find replacements doors. They were purchased in April 2023 before the Board's decision.
- The design concept was to allow light into the apartments but also provide safety for the future tenants and guests. By embracing the old turn of the century charm of the beautiful brick building, while adding a refreshing modern touch (see pics attached).
- Our tenants of all ages will be charmed by the old original interior tall ceilings and windows while the 5 panel doors will also match the interior pre-painted doors to each of the apartments and closets. These units will support a younger demographic workforce as well as older community members that wish for simple living. Much like the door/building combination of bringing old/new together.

Regards,

Beth Foster

Talus Hewn Stone™

Invoice Details

Invoice No. **996423 -LBYLFI**

Payment Address

Lowe's
P.O. Box 530954
Atlanta, GA 30353 -0954

Date of Sale	03/17/2023
Date Due	07/20/2023

Transaction No.	374519725	**Company Name**	KOHLS ENTERPRISES LLC
Authorization No.	001042		
Store No.	2432	**Account No.**	•••••••4395
Register No.		**PO No. / Job Name**	348 Massachusets Edit
Check No.		**Buyer**	FOSTER BETH

SKU	Description	Qty	Unit	Unit Price	Ex. Price
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000000999327	WTS TT TRIMCO ENTRY HOM S	1	EA	$3,356.30	$3,356.30
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000001022099	WTS ABS RB MOLDED SC INT	1	EA	$704.23	$704.23
000000000999327	WTS TT TRIMCO ENTRY HOM S	1	EA	$3,356.30	$3,356.30
000000000999327	WTS TT TRIMCO ENTRY HOM S	1	EA	$3,356.30	$3,356.30
000000000999327	WTS TT TRIMCO ENTRY HOM S	1	EA	$3,356.30	$3,356.30
	SALES TAX	1	EA	$1,467.55	$1,467.55

Buyer Signature

Contact the store where the purchase was made to get a copy of the receipt with the buyer's signature.

Subtotal	$19,059.04
Tax	$1,467.55
Adjustments	$0.00
Invoice Total	**$20,526.59**

Invoice Details

Invoice No. **977008 -LBYLTL**

Payment Address

Lowe's
P.O. Box 530954
Atlanta, GA 30353 -0954

Date of Sale	04/14/2023
Date Due	07/20/2023

Transaction No.	374519726	**Company Name**	KOHLS ENTERPRISES LLC
Authorization No.	001158		
Store No.	2432	**Account No.**	•••••••4395
Register No.		**PO No. / Job Name**	348 MASSACHUSETTS
Check No.			Edit
		Buyer	FOSTER BETH

SKU	Description	Qty	Unit	Unit Price	Ex. Price
	SALES TAX	1	EA	$258.44	$258.44
000000000999327	WTS TT TRIMCO ENTRY HOM S	1	EA	$3,356.30	$3,356.30

Buyer Signature

Contact the store where the purchase was made to get a copy of the receipt with the buyer's signature.

Subtotal	$3,356.30
Tax	$258.44
Adjustments	$0.00
Invoice Total	**$3,614.74**