



Historic Preservation Advisory Committee Agenda Monday, August 12, 2024, at 5:30 pm

1. Roll Call

- Todd Duval, Chair
- Leslie Moore, Vice Chair
- Cheryl Szydlo, Secretary
- James Massie
- Lee Hardies
- Fred Maine
- Tim Hardy, Board Liason
- Andrew Wayland, Historical Society Liason
- Brian Dubois, Town Staff Representative
- Anne Johnson, Town Staff

2. Approval Of Minutes

Documents:

[MINUTES. 07_08_24.PDF](#)

3. Public Comment Period

4. Discussion Items

1. Alteration Application Approval - 609 5th St
2. Terms Expiring
 1. Leslie Moore
 2. James Massie
 3. Open Spot
3. Preservation Plan Next Steps
4. Town Board Strategic Plan
 1. Develop List of Priority Sites for Historic Preservation and

Restoration

2. Work Session to Enhance Understanding and Appreciation of Berthoud's History

5. Referral Comments

1. River Trails

6. Other Business

Documents:

[HISTORIC ALTERATIONS APPLICATION 609 5TH ST.PDF](#)
[RIVER TRAILS - NMP MAP.PDF](#)
[RIVER TRAILS - NMP NARRATIVE.PDF](#)

5. Adjourn

Berthoud Historic Preservation Advisory Committee

Minutes of Meeting, Monday, July 8, 2024, at 5:30 PM

Berthoud Town Hall (807 Mountain Ave.)

I. ROLL CALL

Committee members present included: Todd Duval (Chair), Leslie Moore (Vice Chair), Cheryl Szydlo (Secretary) and Lee Hardies. Town of Berthoud: Brian Dubois (Town Staff Representative) and Stephanie (Community Development Director) and Andrew Wayland (Historical Society Liaison). The meeting was held in person at the McCarty-Fickel Home Museum.

A. The meeting was called to order at 5:40pm. A roll call attendance was taken.

II. PUBLIC COMMENT PERIOD

There were no public comments presented.

III. MINUTES

Minutes from the June 10, 2024 meeting were reviewed, a motion to approve the Minutes was made by Lee Maines and seconded by Leslie Moore. Minutes were approved unanimously.

IV. DISCUSSION ITEMS

A. Other Discussion Items

- We reviewed the topic of Preservation Plan examples. Brian has several he will send by email to committee members.
- Leslie Moore suggested we might use the informational brochure/booklets that were printed several years ago along with a letter about HPAC and potential tax credits to current and potential landmark property owners. This was a well-received idea.

B. Touring McCarty Fickel-Home Museum – post Adjournment

V. Adjourn

Todd Duval motioned to adjourn, Leslie Moore seconded, the meeting adjourned at 5:53pm.

- After the meeting was adjourned the committee members enjoyed a tour of the McCarty-Fickel Home led by Andrew Wayland.

Respectfully submitted,
Cheryl Szydlo
Berthoud HPAC Secretary

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: Rudi Taylor

Address: 609 5th St

Berthoud, CO 80513

Phone: 970-685-9733

E-mail: ruditaylor@gmail.com

APPLICANT (if different from owners)

Name: _____

Address: _____

Phone: _____

E-mail: _____

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

Applicant (print): Rudi Taylor Phone: 970-685-9733

Signature: _____ Date: _____

Owner (print): Rudi Taylor Phone: 970-685-9733

Signature: _____ Date: _____

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: 8-3-24

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:** _____

Repaint exterior of house using Sherwin Williams historical paint colors.

Painting will begin on August 8, 2024.

B. **Provide details about proposed materials and colors:** _____

Base color will be Sherwin Williams #SW2839 Roycroft Copper Red

The original color of my house was red.

The trim color, which is currently white, will be Sherwin Williams #SW7012 Creamy.

There will be 3 additional colors used in the decorative scallops/gingerbread: all Sherwin Williams historical paint colors: antique gold, plum, and blue/green.

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))

RIVER TRAILS | JULY 2024

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTH HALF (S1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SUBDIVISION IDENTITY & RESIDENTIAL STANDARDS

RESIDENTIAL PRODUCT TYPES REQUIRED: 4

RESIDENTIAL PRODUCT TYPES PROVIDED: 4

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 8

THE SUBDIVISION IDENTITY ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 8 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

- | | |
|-------------------------|---|
| 1. POCKET PARK | 1 |
| 2. TRAILS | 1 |
| 3. PLAYGROUND | 1 |
| 4. BUFFER AREAS | 1 |
| 5. POLLINATOR GARDENS | 1 |
| 6. EXISTING TREES | 1 |
| 7. ALLEY LOADED STREETS | 1 |
| 8. USEABLE OPEN SPACE | 1 |

TOTAL : 8

TRAFFIC INFORMATION

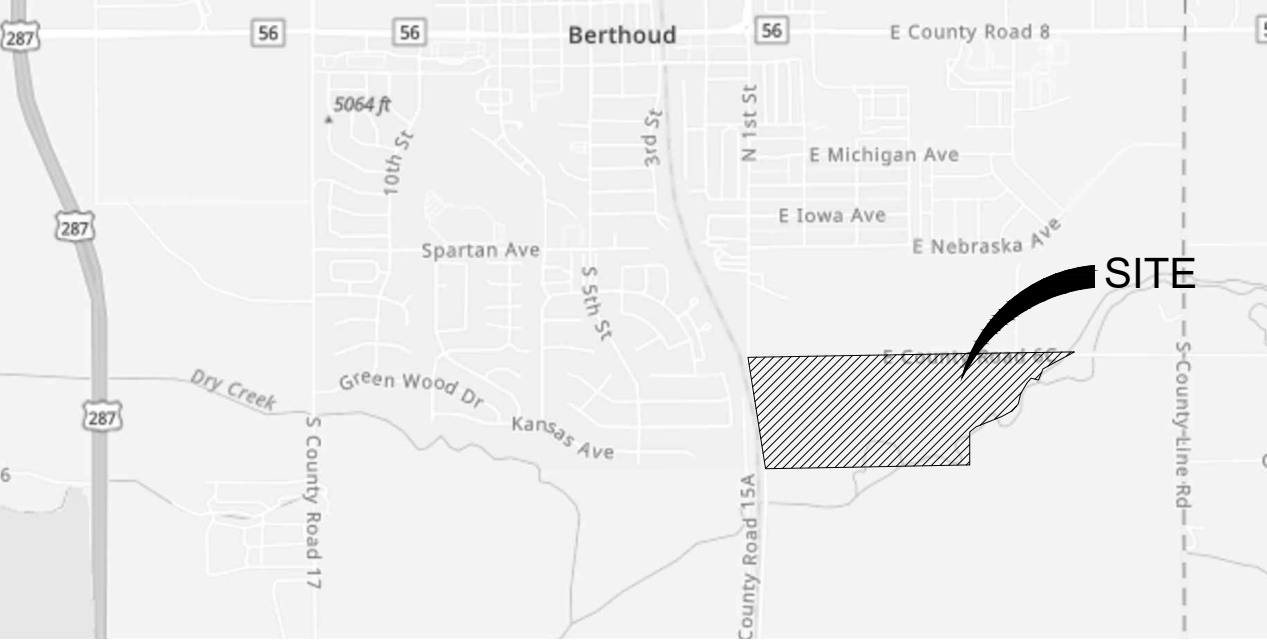
1. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL STREETS.

NOTES:

1. PROPOSED LOT COUNT AND LOT SIZES ARE CONCEPTUAL AND MAY CHANGE AT TIME OF PLAT, DEPENDING ON MARKET CONDITIONS. HOWEVER, FUTURE LOT SIZES WILL ADHERE TO THE MINIMUM LOT SIZE REQUIREMENTS AND THE APPLICABLE LOT TYPE, PER TOWN OF BERTHOUD CODE.
2. DENSITY MAY SHIFT BETWEEN DEVELOPMENT AREAS SO LONG AS THE OVERALL DENSITY, AS DEPICTED IN THIS NEIGHBORHOOD MASTER PLAN, IS NOT EXCEEDED. DENSITY WITHIN A DEVELOPMENT AREA MAY NOT EXCEED THE MAXIMUM PERMITTED PER THE UNDERLYING ZONE DISTRICT. DENSITY SHIFTS MUST ADHERE TO THE NEIGHBORHOOD MASTER PLAN REQUIREMENTS PER SECTION 30-6-106-C.5 OF THE BERTHOUD MUNICIPAL CODE.
3. RESIDENTIAL PRODUCT TYPES DEPICTED ARE CONCEPTUAL AND MAY BE ADJUSTED AT PLATTING. PER THE MUNICIPAL CODE, A MINIMUM OF FOUR (4) PRODUCT TYPES WILL BE INCLUDED IN THE SUBDIVISION. RESIDENTIAL PRODUCT TYPES COULD INCLUDE BUT ARE NOT LIMITED TO: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, AND OR OTHER RESIDENTIAL PRODUCT TYPES AS SPECIFIED IN THE MUNICIPAL CODE, PER ZONE DISTRICT



VICINITY MAP



LAND USE SUMMARY

SFD - FRONT LOADED (50' X 115')	63
SFD - REAR LOADED (40' X 90')	125
DUPLEXES (31' X 90')	132
TOWNHOMES	96
TOTAL	416 LOTS 4.45 DU/AC

LAND USE STATISTICS

TOTAL ACREAGE =	~93.56 ACRES
SFD - FRONT LOADED (50'x115') =	~8.85 ACRES
SFD - REAR LOADED ACREAGE (40'x90') =	~10.81 ACRES
DUPLEXES ACREAGE (31'x90') =	~8.57 ACRES
TOWNHOMES ACREAGE (40'x90') =	~3.97 ACRES
OPEN SPACE ACREAGE =	~23.60 ACRES
% OF SITE AS OPEN SPACE =	27.4%
DETENTION ACREAGE =	~3.85 ACRES
% OF SITE AS DETENTION =	6.8%
PARK ACREAGE =	~8.74 ACRES
% OF SITE AS OPEN SPACE =	5.5%
ROW ACREAGE =	~16.90 ACRES
% OF SITE AS DRIVE =	20.1%
DRIVE ACREAGE =	~3.87 ACRES
% OF SITE AS DRIVE =	20.1%

SHEET INDEX

- SHEET 1 - NEIGHBORHOOD MASTER PLAN
SHEET 2 - OPEN SPACE AND CIRCULATION EXHIBIT
SHEET 3 - PARK EXHIBIT

NEIGHBORHOOD MASTER PLAN

RIVER TRAILS | JULY 2024

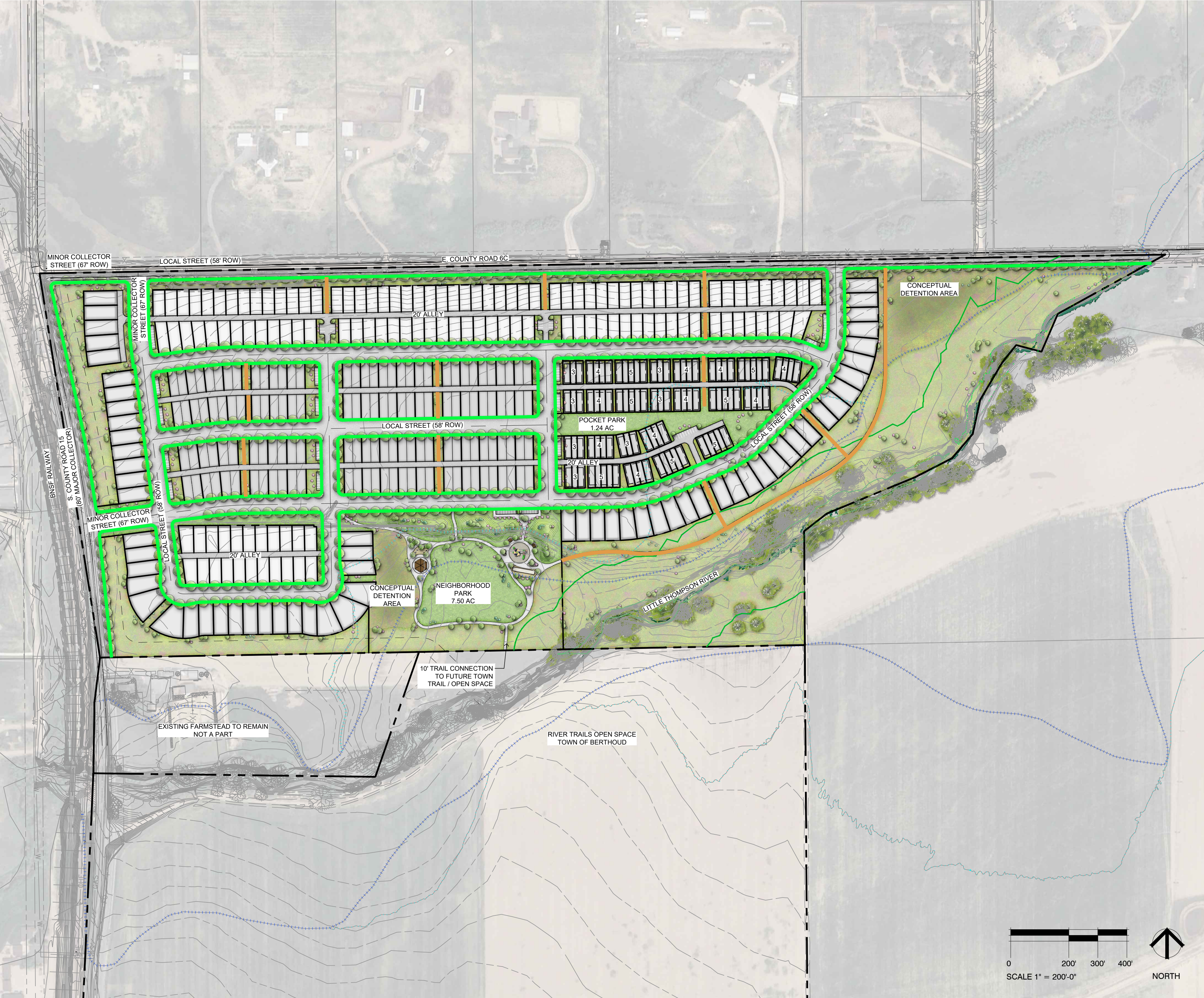
PARK STATISTICS:

ESTIMATED PARK SPACE REQUIRED (APPROX. 416 UNITS)	4.16 ACRES
PARK SPACE PROVIDED	8.74 ACRES 9.34% OF SITE

NOTE: FINAL PARK SPACE REQUIREMENT WILL BE BASED ON ACTUAL FINAL UNIT COUNT. TO BE DETERMINED WITH FINAL PLATS.

TRAILS AND WALKS

	DETACHED CONCRETE SIDEWALK - 32,584 feet
	OFF-STREET CONCRETE TRAILS - 8,027 feet



OPEN SPACE STATISTICS

TOTAL OPEN SPACE REQUIRED =	93.56 AC	10.00%
TOTAL OPEN SPACE PROVIDED =	27.45 AC	29.31%
TOTAL SITE ACREAGE =	93.561 AC	

OPEN SPACE ELEMENTS

OPEN SPACE ELEMENT POINTS REQUIRED: 3

THE OPEN SPACE ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 3 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

1. GREEN AREA	1 OR 2
2. TRAIL HEAD	1

TOTAL : 3

PARKS & OPEN SPACE SUMMARY

PARK SPACE	8.74 ACRES
OPEN SPACE	23.60 ACRES
DETENTION SPACE	3.85 ACRES
TOTAL	36.19 ACRES

OPEN SPACE & CIRCULATION EXHIBIT

RIVER TRAILS | JULY 2024

NEIGHBORHOOD PARK



NEIGHBORHOOD PARK ELEMENTS

ALL OF LIST A*: • ELECTRICITY • IRRIGATION • SECURITY LIGHTING • TRASH RECEPTACLES (2/AC) • WATER SERVICE • BIKE RACKS • LANDSCAPING	5 OF LIST B*: • GROUP PICNIC SHELTER (MIN SIZE 500 SF AND THREE TABLES) • PICNIC SHELTERS WITH PICNIC TABLES (2) • LOOP WALK (MIN. 2,000 LF) • TURF - APPROX. 80,062 S.F. • NATURAL AREA - APPROX. 144,327 S.F.	3 OF LIST C*: • 1 HIGH: • TRAIL HEAD WITH A MIN. OF SEVEN PARKING SPACES • 2 LOW: • CONCRETE CORN HOLE • CONCRETE CHESS / CHECKER TABLES
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* FINAL PARK COMPONENTS TO BE DETERMINED AT PLAT.

NEIGHBORHOOD KEY MAP



POCKET PARK



POCKET PARK ELEMENTS

ALL OF LIST A*: • ELECTRICITY • IRRIGATION • SECURITY LIGHTING • TRASH RECEPTACLES (2/AC) • WATER SERVICE • BIKE RACKS • LANDSCAPING	5 OF LIST B*: • GROUP PICNIC SHELTER (MIN SIZE 500 SF AND THREE TABLES) • PICNIC SHELTERS WITH PICNIC TABLES (2) • LOOP WALK (MIN. 2,000 LF) • TURF • NATURAL AREA	3 OF LIST C*: • 1 HIGH: • TBD • 2 LOW: • TBD • TBD
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* FINAL PARK COMPONENTS TO BE DETERMINED AT PLAT.

POCKET PARK KEY MAP



PARKS EXHIBIT

River Trails Neighborhood Master Plan Narrative July 16, 2024

General Description

The development proposed at River Trails includes single-family detached (front and rear loaded), duplex lots, single family attached (townhomes), parks and open space/trail connections. The site currently is located in Larimer County with RR2 -Rural Residential Zoning and an application for Suburban Residential (SR) and Agriculture (AG) zoning has been submitted along with this neighborhood master plan. The AG zoning is proposed for the existing homestead and the property located south of the Little Thompson River, which are not a part of the NMP boundary.

Land Use Area

River Trails is approximately 90.56 acres. The project has proposed development that is consistent with the Land Use Map of the Comprehensive Plan 2021, which is designated as Suburban Residential (SR). The site is located south of E County Road 6C and east of S County Road 15.

Statement of Commercial Mineral Deposits

There are no known commercial mineral deposits on this site.

Compliance with Section 30-2-131

Based on the size of the site and the number of proposed units, eight (8) subdivision identity points will be required. The specific subdivision identity elements to be provided, will be determined at the time of plat but a minimum of 8 element points will be provided.

The following is a list of elements that is being evaluated for this site, but is subject to change, so long as the required element points are achieved at the time of plat:

1. POCKET PARK	1
2. TRAILS	1
3. PLAYGROUND	1
4. BUFFER AREAS	1
5. EXISTING TREES	1
6. POLLINATOR GARDEN/PALETTE	1
7. ALLEY LOADED STREETS	2
8. USABLE OPEN SPACE	1
TOTAL	9

Compliance with the Town Comprehensive Plan

The proposed development integrates the goals set out in the Town Comprehensive Plan in the following ways:

Land Use and Growth Management

(Goals/Objectives: 1.1.1, 1.1.2, 1.1.3, 1.6.1, 1.6.2)

The proposed development is designed to provide connections to the perimeter road network and pedestrian connections that will connect to development to the north, east and south. In addition, the layout provides continuous, direct, convenient, and safe pedestrian pathways to proposed parks and open space areas. The site is well situated for housing per the Comprehensive Plan.

Circulation and Transportation

(Goals/Objectives: 2.2.1, 2.2.8, 2.2.11, 2.2.12)

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. It is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to adjacent neighborhoods. Several access points to the site are proposed from S County Road 15 and E County Road 6C.

Community Character and Urban Design

(Goals/Objectives: 3.1.2, 3.1.3, 3.1.4)

This plan provides a community that promotes high quality development. This development is pedestrian oriented and walkable with detached sidewalks, tree lawns and street trees. Future residents of this community will be able to walk to adjacent subdivisions and parks.

Public Infrastructure

(Goals/Objectives: 1.8.1, 1.8.2, 4.2.5, 4.4.2, 4.6.1, 4.8.3)

The proposed development is a logical extension of the Town of Berthoud public services without placing additional burdens on existing residents and businesses. There are nearby utilities and surrounding Berthoud streets. The design allows for phasing that is both

responsible and flexible. Infrastructure will be provided so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Rationale of How Neighborhood Master Plan Correlates to Proposed Zone District

The proposed residential product types directly correlate to the proposed zone district (SR). Single-family detached (front and rear loaded), townhomes, and duplex lots are envisioned for this property.

Water Dedication

Domestic water service for the project will be provided by the Town of Berthoud. On-site water mains will be looped through the development to provide domestic water service and fire flows. The water network will connect to the Town's system in two places: 1) West, across 1st Street/CR 15, connecting in the Heritage Ridge subdivision, and 2) Northeast of the site, connecting to a waterline in Springhill Lane that extends north. Currently, there is a Little Thompson Water District (LTWD) main that runs east/west located south of Nebraska Avenue in the Farmstead West subdivision; a branch off that main extends south within Springhill Lane for approximately 725-feet (where the 2nd connection point is). As part of this project, the branch line will be disconnected from the LTWD main and extended north where it will be connected to the 12" water main within Nebraska Avenue.

Stormwater

Sanitary sewer service for the project will be provided from the Town of Berthoud. The sewer service will be connected via gravity flow to the 24" sewer main that runs on the south side of the project site conveying flows east to the wastewater treatment plant.

Request for Vesting

We are requesting vesting of the proposed neighborhood master plan per 30-4-102 of the Berthoud Land Use Code.