



**Garden  
Spot of  
Colorado**

Historic Preservation Advisory Committee Agenda  
Monday, June 12, 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. Committee yearly update to Town Board
2. Minor alterations review process - update
3. Update photos of historic properties
4. Other Business

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. 6<sup>th</sup> 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