



**Garden
Spot of
Colorado**

**MEETING OF THE HISTORIC PRESERVATION ADVISORY COMMITTEE
McCarty Fickel Home, 645 7th St,
Town of Berthoud, Colorado
Monday, December 8 2025, 5:30 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

1. Roll Call For HPAC 2025

- Leslie Moore, Chair
- Lee Hardies, Vice Chair
- Joan Cullen, Secretary
- Carri Grimditch
- Courtney VanHooser
- John Belcastro
- Ryan Durfee
- Tim Hardy, Board Liaison
- Andrew Wayland, Historical Society Liaison
- Bella Manzo, Town Staff Representative

2. Approval Of Minutes

Approval of Minutes from 11/10/2025

Documents:

[MINUTES. 11_10_25.PDF](#)

3. Public Comment Period

4. Discussion Items

1. CLG and SHPO Program Overview with CLG Coordinator Lindsey Flewelling
2. Historic Preservation Plan update with Chronicle Heritage Senior Architectural Historian John Schuttler
3. Water tower signage discussion
4. Other business

5. Adjourn

Berthoud Historic Preservation Advisory Committee
Minutes of Meeting, Monday, November 10, 2025, at 5:30 PM
Berthoud Town Hall (807 Mountain Ave.)

I. ROLL CALL

Committee members present included: Leslie Moore (Chair), Lee Hardies, Courtney VanHooser, Carri Grimditch, Joan Cullen, and John Belcastro. Town of Berthoud: Bella Manzo (Town Staff Liaison), Anne Johnson (Community Development Director) and Andrew Wayland (Historical Society Liaison). Town Project Engineer Daniel Buendia also attended. The meeting was held in person.

A. The meeting was called to order at 5:33pm. A roll call attendance was taken.

II. MINUTES

October 20, 2025 meeting minutes were reviewed and approved unanimously following a motion by John Belcastro, seconded by Lee Hardies.

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

IV. DISCUSSION ITEMS

1. Old Town Hall project discussion with Berthoud Habitat for Humanity Director Tiffany Brodie and Board Member/Asher Architects + Engineers Landscape Architect Josh McCarn
 - Tiffany Brodie and Josh McCarn provided an overview of the current concept for the project at the Old Town Hall Building (328 Massachusetts Ave). The current concept includes a space for the relocation of the Habitat for Humanity Restore, office space, and a boutique hotel.
 - The project boundary includes two landmarks, the First National Bank Building and the Farmers Grain and Bean Office (603 3rd St).
 - Committee members asked questions about the current concept and were provided Tiffany Brodie's contact information, should they wish to discuss further.
2. Water tower signage discussion with Town of Berthoud Project Engineer Daniel Buendia
 - Options for awarding the water tower the Outstanding Landmark Award were discussed with Daniel Buendia. It was determined that the award sign should be designed to be in place for 6 months. A permanent interpretive sign with information on the water tower and its history was also discussed.
 - Carri Grimditch suggested that a youth in the community could be involved in the creation and installation of this signage. Joan Cullen offered to reach out to the local high school and other youth organization(s) to evaluate interest in participation for this opportunity. The Committee will revisit this in December if a collaboration opportunity is identified, and if not will proceed as previously discussed.
3. 315 Mountain Avenue alteration request
 - The application for Major Alterations at 315 Mountain Avenue was presented by Staff and the applicant, Whitney Way. The alterations proposed consisted of façade renovations. Carri Grimditch motioned to recommend the application for approval by the Town Board of Trustees. Joan Cullen seconded the motion. The motion passed unanimously.
4. Committee Elections
 - The results of the elections were as follows:
 - Leslie Moore, Chairperson
 - Lee Hardies, Vice Chairperson
 - Joan Cullen, Secretary
5. CLG Annual Report Update
 - Staff Liaison Bella Manzo updated the Committee that the Town of Berthoud's Annual CLG Report was accepted by the State Historic Preservation Office.
6. Other Business
 - The December 8 meeting will be hosted at the McCarty Fickel House.

- Additional outreach for the Historic Preservation Plan will be conducted at the craft fair during the A Very Merry Berthoud event on 12/6. John Belcastro, Joan Cullen, Leslie Moore, Lee Hardies, and Carri Grimditch (tentative) volunteered to help conduct outreach during the event.
- The Committee determined that the new walking tour interactive map developed by GIS Analyst Nathan Gabbard should be promoted in the newsletter, on the website, and on social media by the Town. Staff Liaison Bella Manzo will coordinate with the Community Engagement team to do so.

V. Adjourn

Leslie Moore motioned to adjourn. The meeting adjourned at 7:15 pm.

Respectfully submitted,
Bella Manzo, Planner
Staff Liaison to the Historic Preservation Advisory Committee