



Historic Preservation Advisory Commission Regular Meeting

**807 Mountain Avenue
Berthoud, Colorado 80513
Monday, August 10, 2026, at 5:30 PM**

This is an **In-Person** meeting at the location and time noted above.

- 1. Roll Call**
- 2. Approval of Meeting Minutes**
 - A. July 13, 2026 Meeting Minutes
- 3. Public Comment Period**
- 4. Discussion Items**
 - B. Action Plan Check-In
 - C. Fall Walking Tour Planning
 - D. Draft Water Tower Sign Design
 - E. Other Business
- 5. Adjourn**

Town of Berthoud Historical Preservation Advisory Committee Regular Meeting

807 Mountain Avenue, Berthoud, CO 80513
Monday, July 13, 2026, at 5:30 PM

This was an in-person meeting at the location noted above; it was called to order at 5:32 PM

1. Roll Call

HPAC members present were Leslie Moore, John Balcastro, Lee Hardies, Joan Cullen, Courtney VanHooser, and Carri Grimditch. Staff liaison Bella Manzo was present, as was Trustee Karen Anderson, and Andrew Wayland, Berthoud Historical Society Museum Director. HPAC member Ryan Durfee was absent.

2. Approval of Meeting Minutes

June 8, 2026 Meeting Minutes

Motion made by Lee Hardies, seconded by Courtney VanHooser; passed unanimously

3. Public Comment Period

There was no public comment

4. Discussion Items

B. Work Planning for 2027 – Historic Preservation Plan Goals and Strategies

Bella Manzo reviewed plans that HPAC members devised at the June meeting before moving on to the next goals. Leslie explained the difference between a survey plan and a reconnaissance survey; survey plans are more commonly done first. Bella added that grant funds are more readily available for survey plans than reconnaissance surveys.

The committee agreed to pursue the survey plan grant. Bella will let the HPAC know what help the town may need, but she doesn't anticipate there being much.

The committee discussed how the Education goal of the preservation plan is something that it will carry through every year. Andrew Wayland suggested a history fair, where students could present topics they researched, and he also suggested that the HPAC do more with high school students. Carri Grimditch suggested the high school students could do something with the historic trades. Chairwoman Moore created an ad-hoc committee to pursue these goals.

Carri and Bella are going to coordinate with the Berthoud Historical Society to present something at one of the Society's speaker series talks at the Rec Center.

Re: Strategy 1.6 in the preservation plan, the committee discussed how the town website should make the HPAC Walking Tour easier to access.

Re: Strategy 1.5 – It will remain a goal for HPAC members to attend the annual Colorado Saving Places preservation conference.

Re: Strategy 2.1 – Bella mentioned that it's paused for now, but she will need an HPAC member to assist her with establishing relationships with owners of historic properties.

Re: Strategy 4.6 – The walking tour. The HPAC will continue to do this; the Berthoud Historical Society would like to help. The committee discussed various ideas for future tours, such as a fall-themed one or Craftsmen homes. Courtney VanHooser said the fall tour could be promoted at Oktoberfest. The committee decided to do the arts-and-crafts/art-themed. Bella will consult with other staff and return next month with ideas. HPAC members should email Bella with additional tour ideas.

Chairwoman Moore asked the committee for other ideas for 2027. She suggested bumping up the creation of historical guidelines as a priority, so new businesses coming to town know how to proceed with their buildings. Bella said having a survey plan first could help with winning grants to help with establishing design guidelines, so Leslie said she'll communicate to the town's Main Street group that the design guidelines are a long-term goal. She will attend the next Main Street meeting to establish a connection between HPAC and Main Street.

C. Walking Tour re-cap and next steps

Bella thanked HPAC members and shared photos. Andrew said the turnout (over 50) was great and that people are already asking when there will be another tour. Carri asked if people could share their scripts

for future use. Guides will have voice amplification for the next tour. Ideas were shared for tour themes. One suggestion was a “true-false” one, labeled “The Fickel Farce” (suggestion by Trustee Anderson).

D. Other Business

Bella shared that there are four committee seats opening (Durfree, Grimditch, Moore, VanHooser) and that applications have already gone live on the town website. Leslie and the committee thanked outgoing member Courtney VanHooser for her service to the committee.

Leslie asked for an update on the water tower sign. Bella said the grant application was submitted and now she’s just waiting for a response.

Leslie asked for an update on email addresses. Bella said she will begin communicating with HPAC through the official town email addresses.

5. Adjourn

Motion to adjourn by Carri; adjourned at 6:45 PM

Town of Berthoud Preservation Plan

Updated: 7/6/2026

Strategy/Action #	Implementing Action	Status	Timeframe	Assigned to:	Notes	Partners
2026						
Strategy 1.1	Create and submit annual CLG Report for 2026	Not yet started	Winter 2026	Bella	Note that 2025 CLG report submitted to State in early 2026	
Strategy 4.1, 4.2	Identify and establish points of contact/partners at the school district, work to conceptualize programs and opportunities for HPAC to collaborate with schools	In progress	2026	Joan & Lee	Ideas from 6/26 HPAC meeting included: "Why save history?" concept, working with Moon Theatre Troupe, Coloring book/Passport stamps, story about prominent Berthoud figures	Thompson School District, Downtown businesses
Strategy 4.1	Representative from HPAC to speak during the Berthoud Historical Society Speaker Series	In progress	Fall 2026	Carri (Bella to assist)	Additional outreach/event ideas from 6/26 HPAC meeting included: bingo or trivia night at local establishment	BHS
Strategy 1.2, 3.1	Review grant opportunities for survey plan/reconnaissance survey	In progress	2026	Bella	Grant opportunities from State Historic Fund available later in 2026	SHF/OAHP
Strategy 1.6	Update website to clearly map the historic district and virtual walking tour, clearly mark the preservation plan landing page	In progress	Summer 2026	Bella	Continually working on website updates; some pages still need restructuring	Town IT
Strategy 1.5	Attend the 2026 Saving Places Conference	Completed	Spring 2026	Carri & Leslie		
Strategy 1.4	Create and implement new orientation for members	Completed	2026 (Ongoing)	Bella		
Strategy 2.1	Partnerships and concepts for workshop for property owners	Not yet started	2026-2027	Bella	Work on concepts to communicate to owners of historic properties. What may be helpful? How do we better engage & educate?	
Strategy 4.6	Walking tour of historic downtown Berthoud	Completed	Summer 2026	Bella & HPAC		
Strategy 4.6	Walking tour of Fickel Park and surrounding neighborhood	In progress	Fall 2026	Bella & HPAC	Bella presenting draft walking tour map and stops to HPAC 8/3/26.	
2027						
Strategy 1.1	Present annual report for 2026 to Town Board	Not yet started	Spring 2027	Chair		
Strategy 1.1	Create and submit annual CLG Report for 2027	Not yet started				
Stragey 4.1	Town staff and the HPAC shall plan apply for grant funding to undertake a historic resource survey plan.	In progress				
Strategy 1.2, 3.1	Town staff shall apply for at least one CLG or SHF grant on an annual basis and other grants as appropriate.	Not yet started				
Strategy 1.5	Attend the 2027 Saving Places Conference	Not yet started				
Strategy 4.6	Walking tour of historic downtown Berthoud	Not yet started				
Strategy 4.6	Walking tour of Fickel Park and surrounding neighborhood	Not yet started				

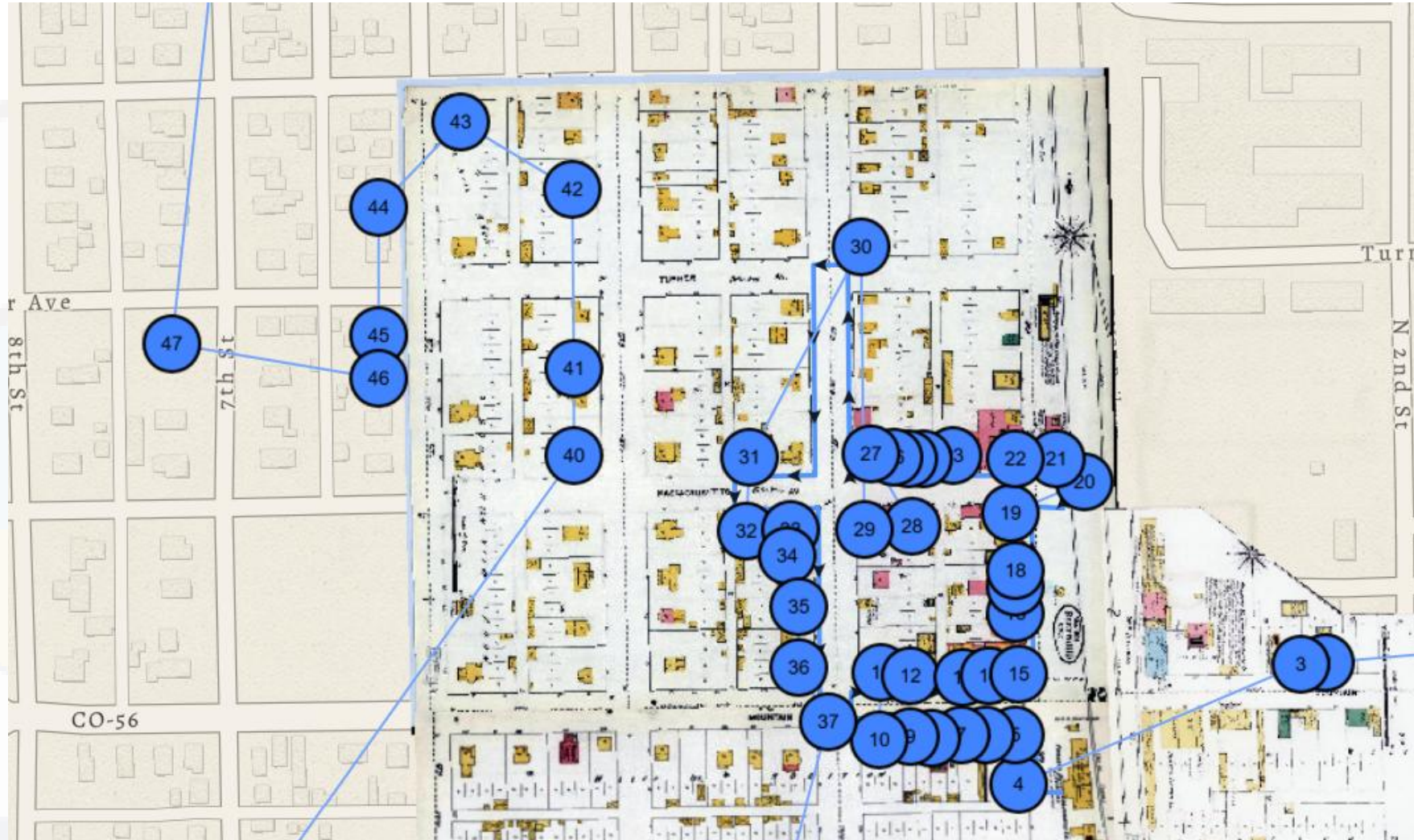
Strategy 2.3	Update the HPAC manual to include the most up-to-date information on resources as they become available, including links to adopted historic design guidelines, available incentives, contractors with historic preservation experience, and other programs that may be of interest to property	Not yet started				
Strategy 4.1	Town staff and the HPAC shall engage community partners and stakeholders when implementing strategies found within the plan and seek ways to include local organizations in preservation initiatives.	Not yet started				
2028						



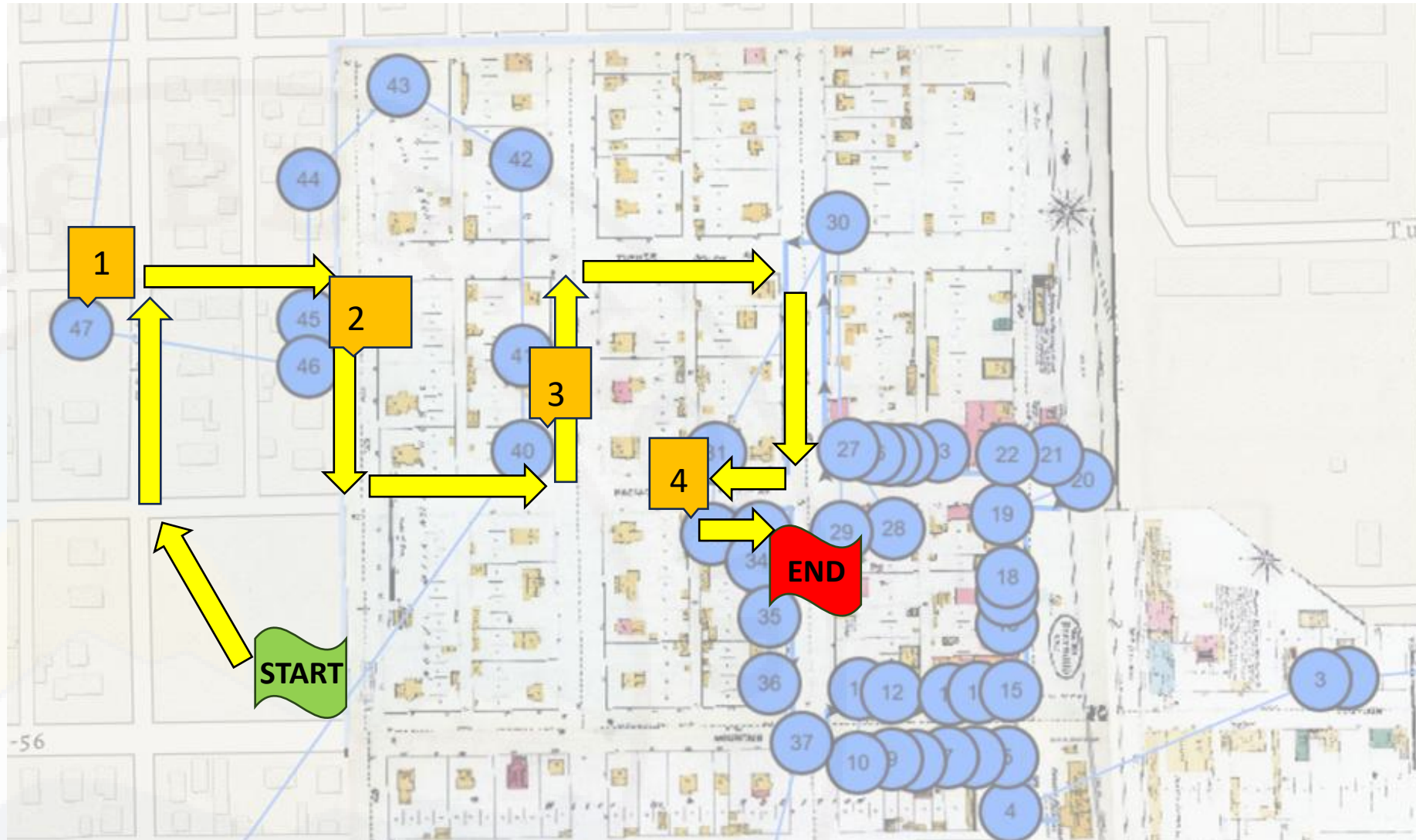
HPAC 2026 Fall Walking Tour



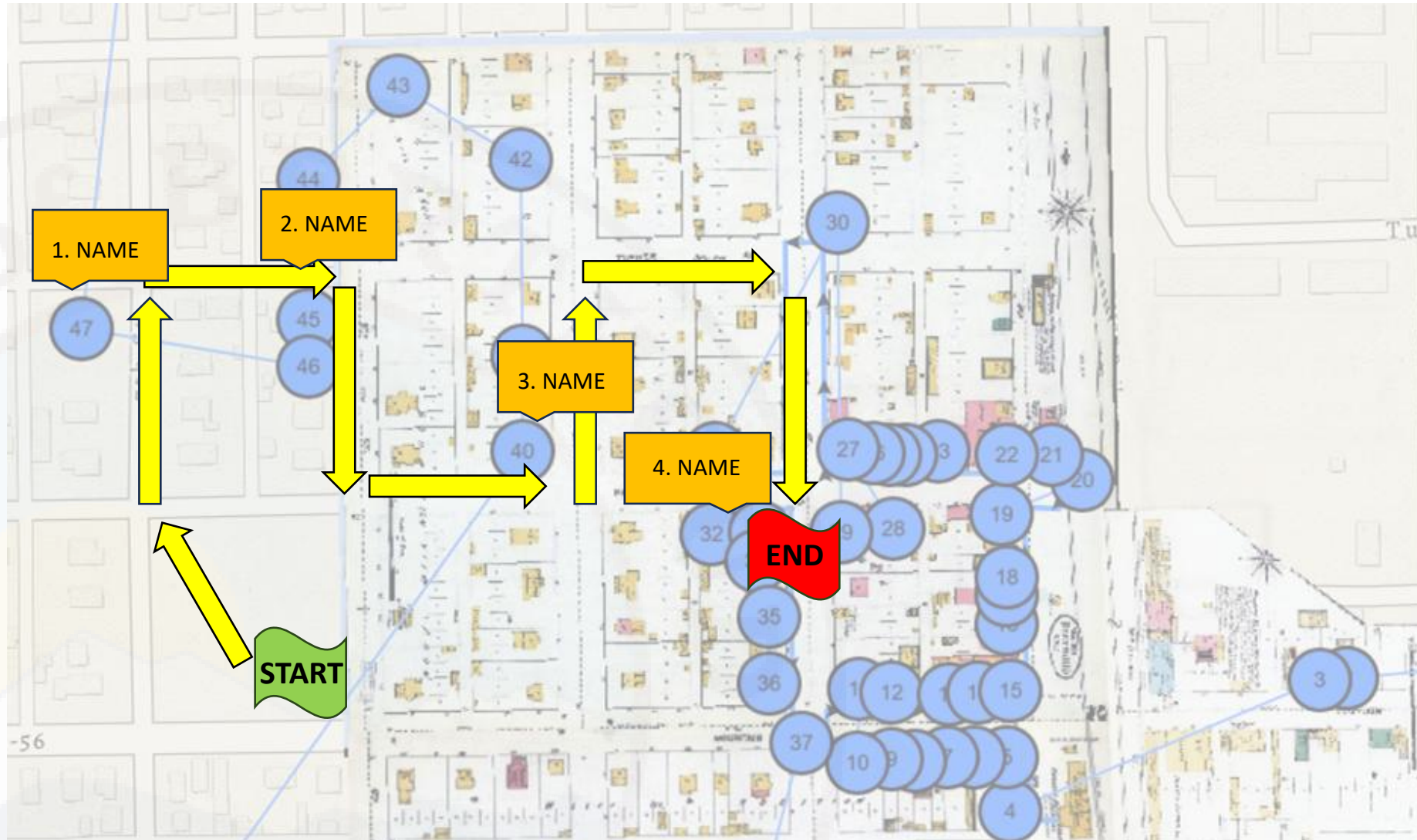
Walking Tour Map



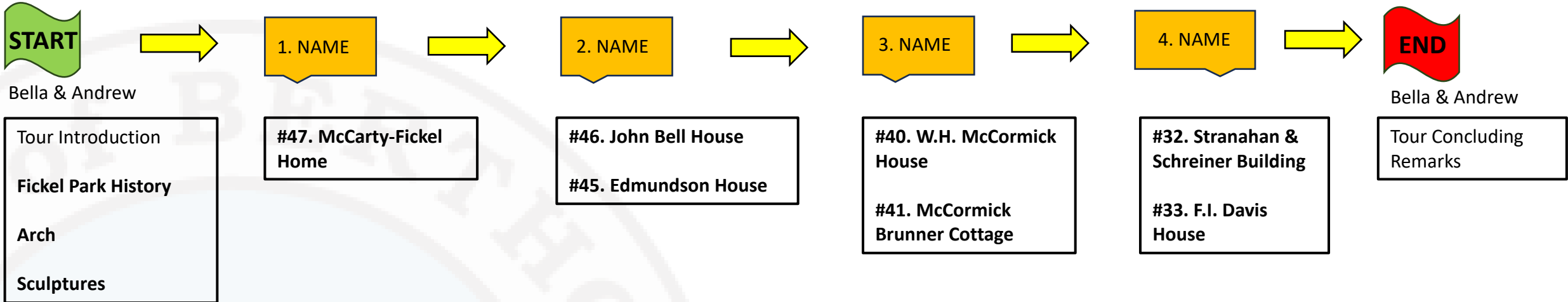
Walking Tour Map - Stops



Walking Tour Map



Walking Tour Stops



Tour Date



Three options:

- Saturday, October 3rd
- Saturday, October 10th
- Saturday, October 17th

OCTOBER 2026						
www.calendar.best						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Water in Berthoud

Listed on Berthoud's Local Landmark Register in 2006, this elevated water tank can be seen from most points in town and is a familiar sight along Highway 287. More than a century after Berthoud's first water company was formed, it remains a beloved and iconic symbol of the town's history.

From Pond to Pipes

In 1886, the Berthoud Water Company organized to replace the town's original water source, a small pond near the train depot. The company secured storage rights on Samuel Dobbins Reservoir and built a wooden pipe system to carry water into town. By 1907, a mechanical filtration plant had been added, and in 1946 the Town of Berthoud purchased the reservoir outright, replacing the old wooden pipes with galvanized ones two years later.

A Gift That Built a Landmark



*John Bunyan and family, 1912.
Photo courtesy of the Berthoud
Historical Society*

On October 13, 1959, former Berthoud mayor John Bunyan donated 1,000 shares of Bethlehem Steel stock, worth roughly \$67,000, to fund construction of an elevated water tank for the town. Completed in April 1960, the 100-foot-tall tower held 100,000 gallons and served Berthoud's growing population for decades. Bunyan, whose father Thomas Chalmers Bunyan founded the Bank of Berthoud, was also an amateur astronomer whose backyard observatory is now reconstructed and operating at the Little Thompson Valley Pioneer Museum.

Still Standing Watch

As Berthoud grew, the water tower was joined by additional infrastructure, but it remained in service as backup storage and pressure support. In 1982 it received new paint, an epoxy coating, and equipment upgrades to keep it working for years to come. The land beneath it was annexed into the Town of Berthoud in 1995.

