



Historic Preservation Advisory Committee Agenda
Monday, April 24, 2023, at 5:30 pm

1. Roll Call

2. Approval Of Minutes

2.I. February 13, 2023 Minutes

Documents:

[2.13.23 MINUTES.PDF](#)

3. Public Comment Period

4. Discussion Items

- A. Minor Alterations Application for 400 Mountain Avenue
- B. Minor Alterations Application for 224 Mountain Avenue
- C. Revocation Process

Documents:

[COCINA CANTINA ALTERATIONS APPLICATION.PDF](#)
[COCINA CANTINA HIGHLIGHTED FLAT AREAS.PDF](#)
[GENFLEX BROCHURE AND INFO SHEET.PDF](#)
[ALTERATIONS APP.PDF](#)
[FACADE MURAL PHOTO.PDF](#)

5. Adjourn

Berthoud Historic Preservation Advisory Committee
Minutes of Meeting, Monday, February 13, 2023, at 5:30 PM
Berthoud Town Hall (807 Mountain Ave.)

I. 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. Todd Duval (Chair) called the HPAC meeting to order at 5:39pm. A roll call attendance was taken.

II. MINUTES

Minutes from the December 12, 2022 meeting were reviewed, a motion to approve the Minutes was made and seconded. Minutes were approved unanimously.

III. PUBLIC COMMENT PERIOD

There were no public comments presented.

IV. ELECT CHAIR, VICE-CHAIR AND SECRETARY

Todd Duvall volunteered to serve another term as the Chair

- Motion to nominate made by Cheryl Szydlo, 2nd by James Massie
- With all in favor, the motion carried

Cheryl Szydlo volunteered to serve another term as the Secretary

- Motion to nominate made by James Massie, 2nd by Todd Duval
- With all in favor, the motion carried

Kathy Karpiel, current Vice-Chair was not in attendance. The committee members agreed to table the Vice-Chair election until the next meeting.

V. DISCUSSION ITEMS

A. Exceptional Landmark Nominees:

- Home and Business for Q1
 - 3 Home properties were nominated for consideration:
 1. August Johnson House
 2. McCormick Bruner Cottage
 3. Stepp House
 - A vote was taken and the Stepp House is the winner of the Award for this 3-month period.
 - Brian Dubois will contact the owner and caretaker to congratulate and gain approval to display the Award sign.
- 3 Business properties were nominated for consideration:
 1. 429/435 3rd Street
 2. Dunbar and Dunbar Variety Store
 3. Munson and Hubbell Mercantile
- A vote was taken and 429/435 3rd Street is the winner of the Award for this 6-month period.
- Brian Dubois will contact the owner to congratulate and gain approval to display the Award sign.

B. Saving Places Conference

- Leslie Moore reported on her experience at the Conference
 - State Tax Credits
 - Renovations and rehabilitations that are completed with historic consideration are eligible
 - CLG - Community Led Government
 - The Town of Berthoud falls under this category.
 - Preservation opportunities and challenges for CLG's:

- a. There are opportunities to share ideas and collaborate with other CLG's
 - i. Lindsay is the proper liaison at History Colorado for CLG's
 - 1. There are Grants available for towns in this category
 - 2. There may be a monthly meet-up in the future to share connections and challenges
- b. History Colorado has training opportunities
 - i. Sarah is the proper liaison at History Colorado for a session on Tax Credits.
 - 1. Leslie will reach out to her to schedule this at a future meeting
- o Notes of interest and ideas: currently in place, may already have in process or we can consider:
 - a. Consistency of vocabulary: our heritage, character & historic preservation.
 - i. The Town has done a good job of using this or similar in media and print content about Berthoud.
 - b. Public Outreach Opportunities
 - i. Walking tours: in process and can be added at the website for mobile device access
 - ii. Coloring book
 - iii. Continued outreach to home and commercial property owners re: historic status and opportunity for their property
 - c. Website with a good platform for walking tours: <https://www.theclio.com/>
 - d. HPAC could be notified of design standards conversations conducted through the Planning Commission or Town Board
 - i. Todd will ask Christian Samora, Town Clerk, to loop us into future discussions

C. Other Business

- Leslie has identified/mapped on google maps walking tour routes for a brochure and virtual access via clio, to be continued as agenda item at next meeting.
- The City of Brighton has set a good example of recognizing historic farm buildings/properties
 - o Discussion ensued about our pursuit of this type of listing and whether there may be a grant available to survey the area for potential sites.
- Changes in staffing at the Town of Berthoud and the permanent liaison for HPAC is TBD.

V. Adjourn

Todd Duval called for the meeting to be adjourned at 7:12pm.

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: Cocina + Cantina
Address: 400 Mountain Ave
Berthoud, CO 80513
Phone: 303-668-3684
E-mail: CocinaandCantina@gmail.com

APPLICANT (if different from owners)

Name: Great Roofing + Restoration Brian Higgs
Address: 709 W Littleton Blvd Ste 200
Littleton CO 80120
Phone: 720 527 4345
E-mail: denveroffice@greatroofing.com brianh@greatroofing.com

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

Applicant (print): Brian Higgs Phone: 720 527 4345
Signature: [Signature] Date: 4/14/23
Owner (print): _____ Phone: _____
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: 4/18/2023

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:** Remove + Replace all Flat + Sloped Roofing.

Redeck Lower Sloped Roof. Remove + Replace all Gutters on the building.

B. **Provide details about proposed materials and colors:** Sloped Roof will be

GAF Timberline HDZ in Weathered Wood Color (Grey) Flat Roof will be a Modified or a TPO system.

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))

The existing roof is white and we are planning to change it to Weathered Wood or a Grey Color.

LENGTH DIAGRAM

Total Line Lengths:

Ridges = 118 ft

Hips = 149 ft

Valleys = 193 ft

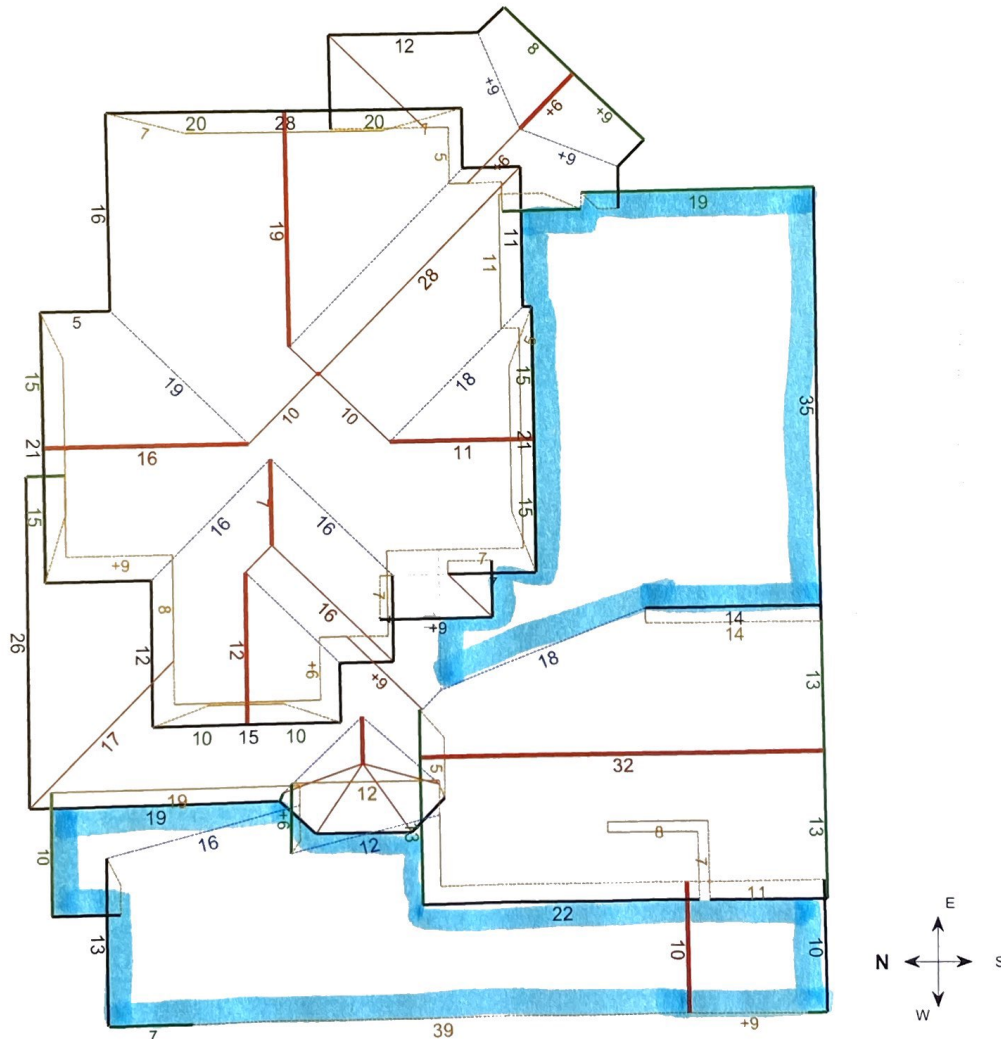
Rakes = 235 ft

Eaves = 382 ft

Flashing = 170 ft

Step flashing = 245 ft

Parapets = 0 ft



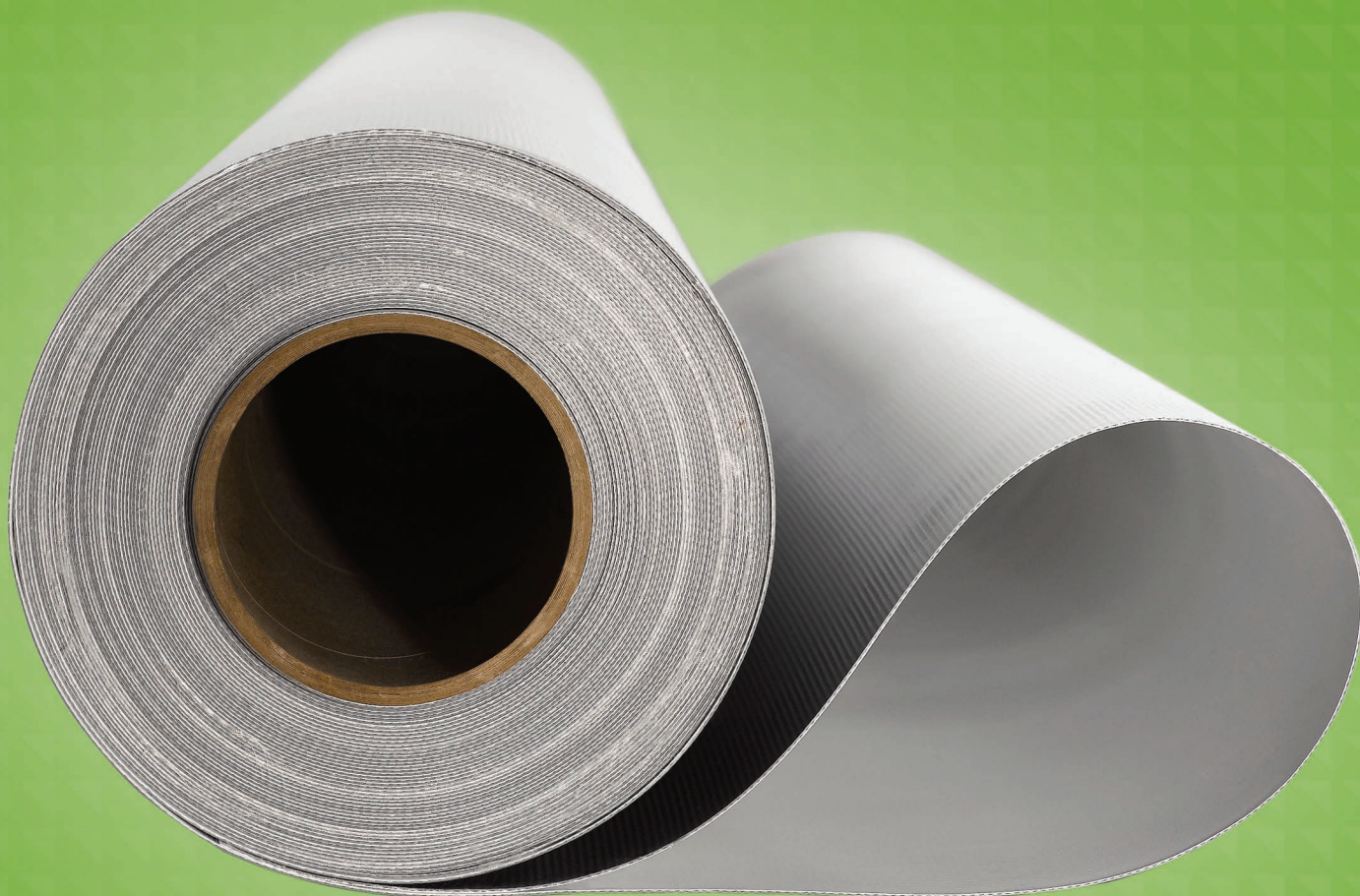
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

EZ TPO

Single-Ply Roofing Systems

 **GENFLEX**TM
Roofing Systems

Above all.



REFLECTING THE BAD TO MAKE YOU LOOK GOOD

It can get ugly out there. That's why you need a durable TPO roofing system that can keep its cool under extreme conditions, and keep you looking good in the process. GenFlex EZ TPO single-ply roofing systems fit the bill. Our TPO systems, including the revolutionary GenFlex Peel & Stick™ EZ TPO, offer the durability it takes to withstand the most punishing elements. Plus, they provide outstanding heat-reflectivity and energy efficiency for high performance that's strikingly affordable.



ROOFING CHALLENGES ARE NEVER OVER OUR HEADS.

At GenFlex, we live to tackle – and solve – the toughest challenges in roofing. The result is a full line of proven, durable roofing systems and components that provide you with quality, ease of installation and complete warranty coverage. It's that simple. Listening and responding to the needs of our customers has kept GenFlex at the forefront of new roofing products and technologies for over 30 years. And that's experience you can rely on.

GENFLEX EZ TPO MEMBRANES

GENFLEX EZ TPO

EZ TPO offers the flexibility and weathering resistance of rubber, plus the versatility of a thermoplastic. The seams may be either heat-welded or sealed with seam tape.

- **Installation methods:** Mechanically attached, fully adhered and ballasted
- **Thickness:** 45 mil (1.14 mm) and 60 mil (1.52 mm)
- **Standard widths:** Range from 4' to 12.33' (1.22 m to 3.76 m) depending on color
- **Standard length:** 100' (30.5 m)
- **Colors:** White, Grey and Tan

White TPO meets EPA and DOE ENERGY STAR® requirements.

GENFLEX EZ TPO FLEECE BACK

Fleece Backed TPO is internally reinforced with a weft inserted polyester scrim and externally with an 8 oz, 55 mil polyester fleece backing for superior cut and puncture resistance.

- **Installation methods:** Mechanically attached, fully adhered and ballasted
- **Membrane Thickness:** 45 mil (1.14 mm) and 60 mil (1.52 mm)
- **Total Thickness with Fleece:** 100 mil (2.54 mm) and 115 mil (2.92 mm)
- **Standard width:** 10' (3.05 m)
- **Standard length:** 100' (30.48 m)

NOW, THIS IS COOL.

We all know reflective roofing materials are proven to keep solar heat out of buildings. And that increases energy savings. But did you know that in certain geographic regions, our cool roof systems stay 50° - 60°F cooler at peak times than traditional roofing membranes? It's our way of protecting the environment, lowering cooling costs and keeping owners and occupants comfortable.

As if that weren't enough, we're also a partner in the EPA ENERGY STAR® program. Not only do our GenFlex White TPO products meet EPA requirements, they also meet stringent reflectance and emittance criteria in the USGBC® LEED® program.

GENFLEX EZ TPO

PEEL & STICK™ HW

GenFlex Peel & Stick EZ TPO – with heat-weld (HW) seams helps reduce labor and installation time.

- **Thickness:** 60 mil (1.52 mm)
- **Standard widths:** White HW - 5' (1.5 m) and 10' (3 m)
- **Standard lengths:** 100' (30.5 m)

GENFLEX EZ TPO PLUS

EZ TPO Plus is designed to provide greater puncture resistance, breaking strength and long-term performance.

- **Installation methods:** Mechanically attached, fully adhered and ballasted
- **Thickness:** 80 mil (2.03 mm) White
- **Standard widths:** 4' (1.22 m) and 8' (2.43 m)
- **Standard length:** 75' (22.9 m)



GENFLEX EZ TPO FOR HIGH PERFORMANCE

When it comes to choosing the right solution for your project, you have a lot of factors to consider – configuration, usage, slope, height, location and wind exposure to name a few. Fortunately, no matter what the challenge, GenFlex EZ TPO roofing systems have the durability, flexibility and complete warranty coverage to make your decision easy.

Even better, GenFlex offers the widest selection of products and systems, including GenFlex EZ TPO Peel & Stick™ HW. Introduced in 2003, these revolutionary membranes and accessories have pre-applied adhesive, making installation faster, easier, safer and smarter. GenFlex EZ TPO membrane also meets all the requirements of the TPO ASTM Standard D6878-03.

FEATURES AND BENEFITS

Polyester Reinforcement

- ▼ Excellent dimensional stability
- ▼ Greater tear and breaking strength
- ▼ Outstanding lay-flat qualities for easier seaming

Heat-Weldable

- ▼ Higher seam strength
- ▼ Less seaming labor
- ▼ VOC free
- ▼ Lower labor costs
- ▼ Wide welding window

Advanced Compound and UV Technology

- ▼ Proven long-term performance
- ▼ Non-halogenated compound
- ▼ Excellent long-term flexibility and welding characteristics
- ▼ Free of plasticizers
- ▼ Scuff resistant
- ▼ Increased puncture resistance

GENFLEX TPO ACCESSORIES

Peel & Stick accessories simplify applications and make them quicker. Thousands of jobs have been seamed, sealed and detailed with Peel & Stick accessories.

FlexWhite™ TPO Flashing Membrane

- Pre-applied pressure-sensitive adhesive
- Pre-cut flashing sizes for less set-up time
- 12" width (304 mm) x 25' length (7.6 m)

Peel & Stick™ Seam Tape

- Two-sided, cured butyl seam tape (White)
- One-step clean-and-prime application with scrub pad and handle
- Excellent adhesion to TPO membranes
- 3" width (76.2 mm) x 100' length (30.5 m) rolls

Peel & Stick™ Pipe Boots

- Injection-molded TPO boot with pre-applied butyl tape
- Fast and easy installation with GenFlex clear primer
- Fits openings from 1" Ø 6" (25.4 mm Ø 152.4 mm)

Peel & Stick™ Cover Tape

- 5.5" (140 mm) wide TPO membrane flashing with pre-applied butyl tape
- Fast and easy way to strip in metal edge
- Can also be used to patch holes or punctures in membrane

Peel & Stick™ Yellow Safety Strip

- 30 mil (0.76 mm) yellow TPO membrane laminated to a white, cured seam tape
- 5.5" wide (140 mm) x 100' long (30 m)
- Easy to install, long-lasting option for identifying hazards on the roof

Walkway Pad

- 30" wide (140 mm) x 50' long (15 m)
- Highly reflective white textured surface for visibility and increased slip resistance
- Smooth bottom for easy welding and installation
- Scrim reinforcement for dimensional stability and increased durability

Clear Primer

- Promotes excellent adhesion to TPO
- Clear color improves aesthetics
- For use with all Peel & Stick TPO accessories
- Convenient 3 gal. (11.4 L) pail

LVOC Primer

- Designed to clean and prime GenFlex TPO membrane
- Formulated to meet V.O.C. requirements of 2.13 lb/gal (250 g/L) maximum

Scrub Pad and Handle

- Designed to apply clear primer to TPO membranes in one-step process
- Required application tools for GenFlex clear primer
- Abrasive pads and molded plastic handles

Vapor Shield Membrane

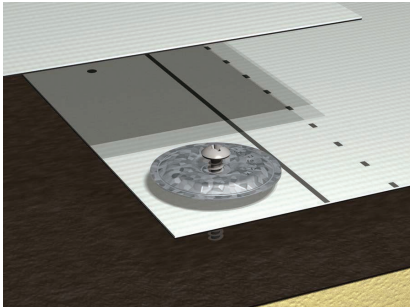
- Quick installation
- Excellent roof protection
- Ideal for weatherproofing new construction and re-roof projects

FASTENERS AND ADHESIVES

No roofing system is complete without fasteners. That's why GenFlex offers a complete line of fasteners and installation adhesives to make sure your roofing system isn't missing a thing. For specific application needs, see the product data sheets at GenFlex.com.

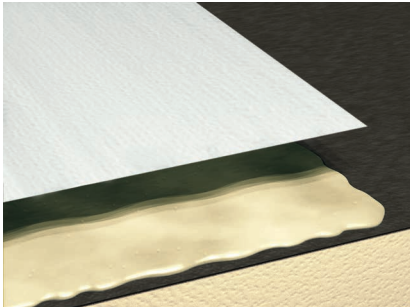
OPTIONS FOR INSTALLATION

Perfect for new construction or reroofing jobs, GenFlex TPO membranes can be mechanically attached, fully adhered or ballasted.



Mechanically Attached

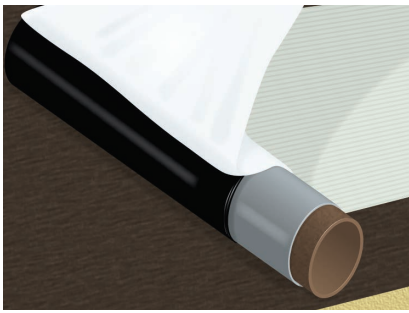
Mechanically attached systems offer exceptional performance in high wind conditions at a very low installed cost. The complete line of fastening accessories assures the right attachment for the right condition.



Fully Adhered

Fully adhered systems are ideal for roofs with unusual or odd-shaped contours, where mechanical penetration of the membrane is not desirable, yet exceptional wind performance is needed. The back of the membrane and the substrate are coated with GenFlex bonding adhesive, allowed to flash-off, carefully rolled back into position and broomed into place. GenFlex offers a full line of solvent-based, LVOC and water-based bonding adhesives.





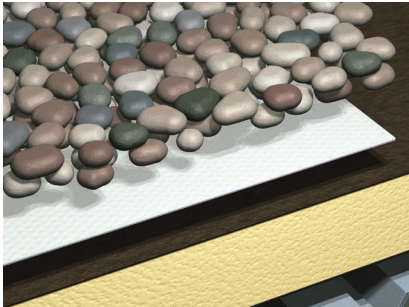
Self-Adhered

Self-adhered systems are easy to install, reduce labor costs and improve worksite air quality. The factory applied pressure-sensitive hot melt adhesive eliminates field application of bonding adhesives. Seams are heat-welded for strong, reliable performance that also conforms better to insulation joints and step offs.



Invisiweld™

The patented Invisiweld system uses an electromagnetic pulse to produce an introduction weld between the plate and underside of the membrane. This result is a high performance, non-penetrating, mechanically fastened roof system that offers greatly increased wind uplift resistance. Installation is quick and easy and results in reduced labor and material costs.



Ballasted

Ballasted installation is perfect when a job needs to be done quickly and inexpensively. Insulation and membrane are loose-laid with the membrane fastened only at the perimeter. Recommended ballast is smooth, water-worn rocks. Substrate must be capable of supporting the dead load of the system.





250 West 96th Street
Indianapolis, IN 46260
1-800-443-4272
GenFlex.com

© 2014 GenFlex
Printed in the USA

FLEXIBLE PRODUCTS. SOLID REPUTATION.

At GenFlex, we understand the challenges you face. You've got to stay on top of the latest products and installation methods to stay ahead of the competition. That's why GenFlex offers comprehensive classroom and hands-on training programs. And we can bring it to you anywhere, anytime. Our team has the knowledge and expertise to demonstrate the most efficient, quality roofing installation methods to keep you out in front.

We also offer an extensive library of videos on our website. Visit us online for the latest information on our products, system specifications, technical information, detail drawings, SDS and product data sheets, plus details on GenFlex training programs. You can also order GenFlex samples and literature. [Learn more at GenFlex.com](http://GenFlex.com)

Warranties and Code Requirements

A full array of warranties, including full system coverage of membrane, insulation and accessories, is available. Warranted installations are inspected by QBS Technical Representatives, ensuring that the roofing system meets all warranty requirements. GenFlex has systems that have achieved Underwriters Laboratories™ (UL) classifications and Factory Mutual (FM) approvals. GenFlex systems are also listed by International Code Council™ (ICC) and Miami Dade County. Refer to the appropriate agency publication for other listings, or contact the GenFlex Roofing Systems technical department at 1-800-443-4272.

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: BERTHOUD HISTORICAL SOCIETY
Address: 224 MOUNTAIN AVE (P.O. BOX 225)
BERTHOUD, CO 80513
Phone: 970-532-2147
E-mail: berthoudhistoricalsociety.org

APPLICANT (if different from owners)

Name: MARK FRENCH
Address: 2022 FRENCH HILL DR.
BERTHOUD, CO 80513
Phone: 970-443-5591
E-mail: marksfrench2003@yahoo.com

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

Applicant (print): MARK FRENCH Phone: 970-443-5591
Signature: MARK FRENCH Date: APR. 11, 2023
Owner (print): BERTHOUD HISTORICAL SOCIETY Phone: 970-532-2147
Signature: MARK FRENCH - PRESIDENT Date: APR. 11, 2023

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: _____

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 *224 MOUNTAIN AVE.*
- ☐ Dimensions, height, and materials of all proposed structure(s)
- ☐ Location of existing landscaping, parking areas, and utilities
- NA* ☐ If the project involves new construction, a scale drawing (character sketches or architectural elevations) showing openings (windows, doors), materials, and proposed colors
- NA* ☐ 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)

*SEE ENCLOSED "BETHANY HISTORY NEWS" NEWSLETTER
AND*

"ACT IN PUBLIC PLACES - BETHANY, COLORADO" WALKING TOWN BROADCAST

- ☐ Narrative of the proposed project, addressing the following items (attach additional pages if needed):

A. Describe the proposed work: _____

THE BERTHOUD HISTORICAL SOCIETY PROPOSES TO RESTORE
THE "HOMESTEADERS" MURAL ON THE FACADE OF THE CARLSON
BUILDING.

THE CARLSON BUILDING WILL ALSO BE SCRAPED, PRIMED, AND
PAINTING WITH EXSANG COLORS. (WHITE)

B. Provide details about proposed materials and colors: _____

RESTORATION OF THE "HOMESTEADERS" MURAL WILL UTILIZE

THE ORIGINAL DESIGN AND PAINT COLORS USED IN ITS ORIGINAL
INSTALLATION IN 1999.

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))

THE "HOMESTEADERS" MURAL WAS INSTALLED ON THE
FACADE OF THE CARLSON BUILDING IN 1999, THE PROPOSED
RESTORATION PROJECT WILL REFRESH PAINT IN KEEPING
WITH STANDARDS AT THE TIME OF ITS INSTALLATION.

Berthoud History News

March 2023

A Publication of The Berthoud Historical Society

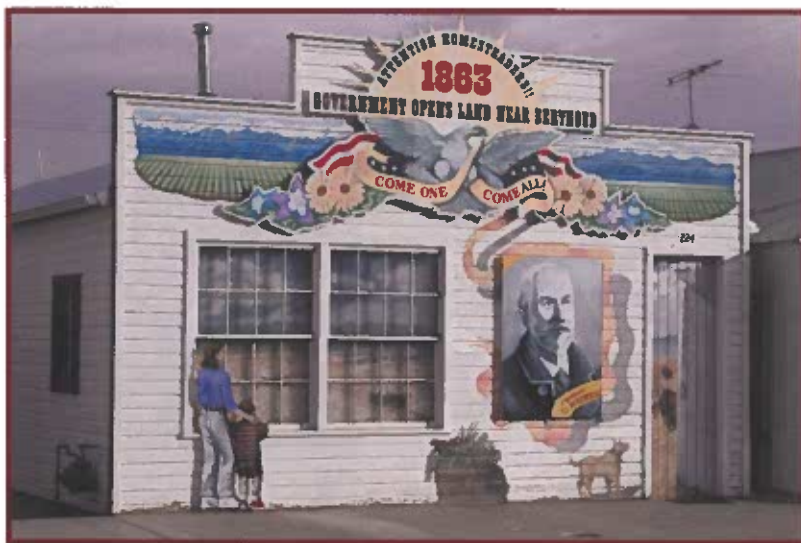
Volume XXVI, Issue 1

"Homesteaders" Mural to be Restored

In December 2022 the *Berthoud Foundation of the Community Foundation of Northern Colorado* (CFNC) awarded the *Berthoud Historical Society* \$5,500 to complete the repainting and restoration of "Homesteaders" mural on the Carlson Building at the Little Thompson Valley Pioneer Museum. The project—estimated to exceed \$8,500 in cost—got underway last year when the *Colorado Sustaining the Humanities through the American Rescue Project* (COSHARP) granted BHS \$2,600 to begin work. Work is under the supervision of Brenda Ferrimani and Susan Dailey, the northern Colorado artists who originally created the mural in 1998 as a *Berthoud Arts & Humanities Association* (BAHA) project.

To date supplies have been purchased and the "Capt. Edward L. Berthoud portrait" and "wagon train scene" have been removed from the Carlson building and restored in the studios of Ms. Ferrimani and Ms. Dailey. The next step in the process will be to remove the remaining mural panels from the building facade and transport them to Ms. Dailey's studio in Fort Collins. While Dailey is repainting the panels, work on the existing clapboard front of the building will begin.

The Berthoud Historical Society requests your patience while this project extends through the summer and fall of 2023. For nearly two decades the Pioneer Museum's vintage windmill and "Homesteaders" mural have been landmarks on Berthoud's East Mountain Avenue. We aim to uphold that status in the future.



Save the Date for the Spring Plant Sale



The Berthoud Historical Society will uphold Berthoud as the "Garden Spot of Colorado" when the BHS Garden Group hosts its annual Spring Plant Sale on Saturday, May 13, 2023. BHS plant sales began in 2016 and have become a popular spring event for local and regional gardeners.

On May 13 the sale will be conducted from 9 A.M. until noon at the Little Thompson Valley Pioneer Museum. The museum and the Pioneer Courtyard where the sale will take place is located one block east of the railroad tracks at 224 Mountain Avenue in Berthoud.

The inventory of plants for sale has been increased again in 2023 due to rising demand for carefully nurtured, home grown flower, fruit, vegetable, and herb seedlings. Plant sale preparations have been underway for months, so save the date now!