



Historic Preservation Advisory Committee Agenda  
Monday, May 8, 2023, at 5:30 pm

1. Roll Call
2. Approval Of Minutes
3. Public Comment Period
4. Historic Colorado Presentation
5. Discussion Items
  - A. Minor alterations application for 400 Mountain Ave
  - B. Minor alterations application for 224 Mountain Ave
  - C. Minor alterations review process
  - D. 6th Street sidewalk/flagstone
  - E. Historic revocation process
  - F. Update to Town Board in June
  - G. Take new photos of historic homes/buildings
  - H. Other Business

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](#)  
[5.8.23 SIDEWALK INFORMATION FORM UPDATED.PDF](#)  
[HISTORICAL PRESERVATION ADVISORY COMMITTEE -- SIDEWALK RENOVATION ON 6TH STREET \(002\).PDF](#)

6. Adjourn

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](http://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

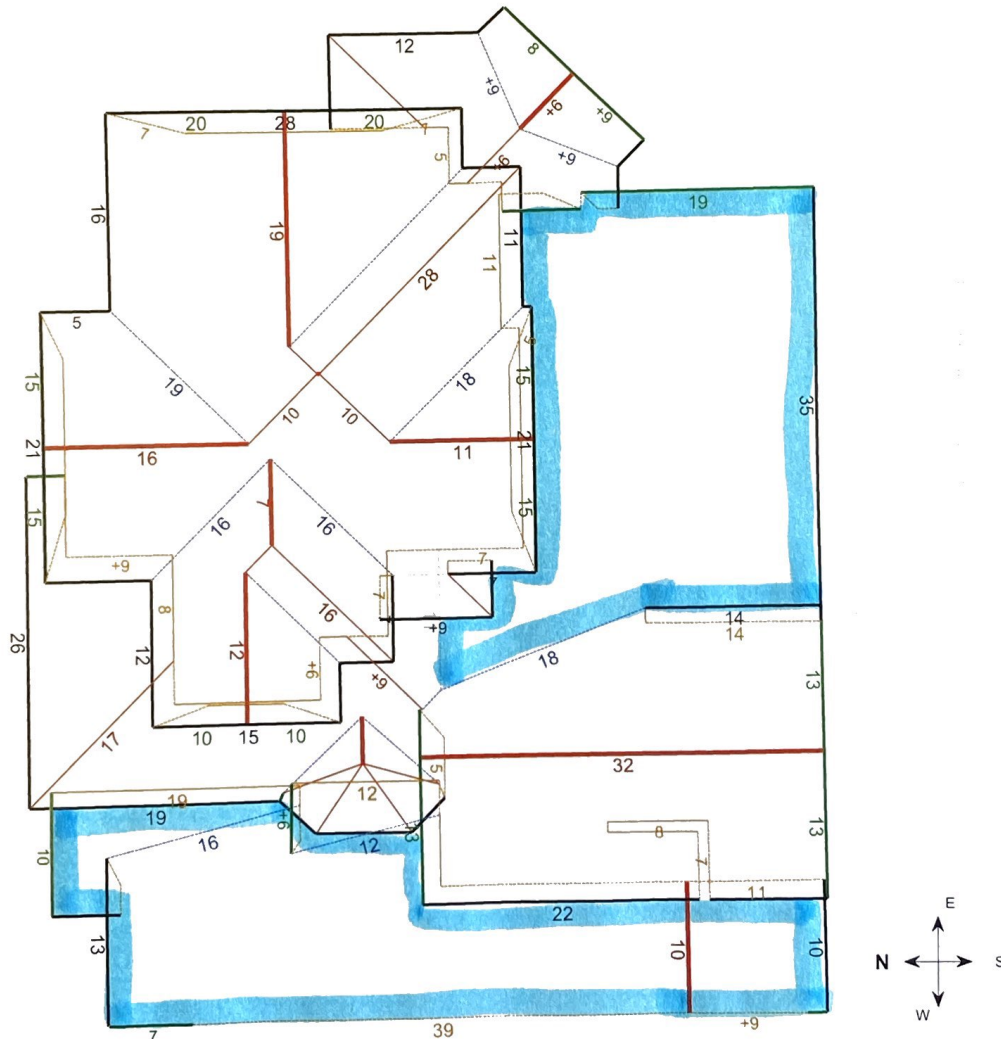
Rakes = 235 ft

Eaves = 382 ft

Flashing = 170 ft

Step flashing = 245 ft

Parapets = 0 ft



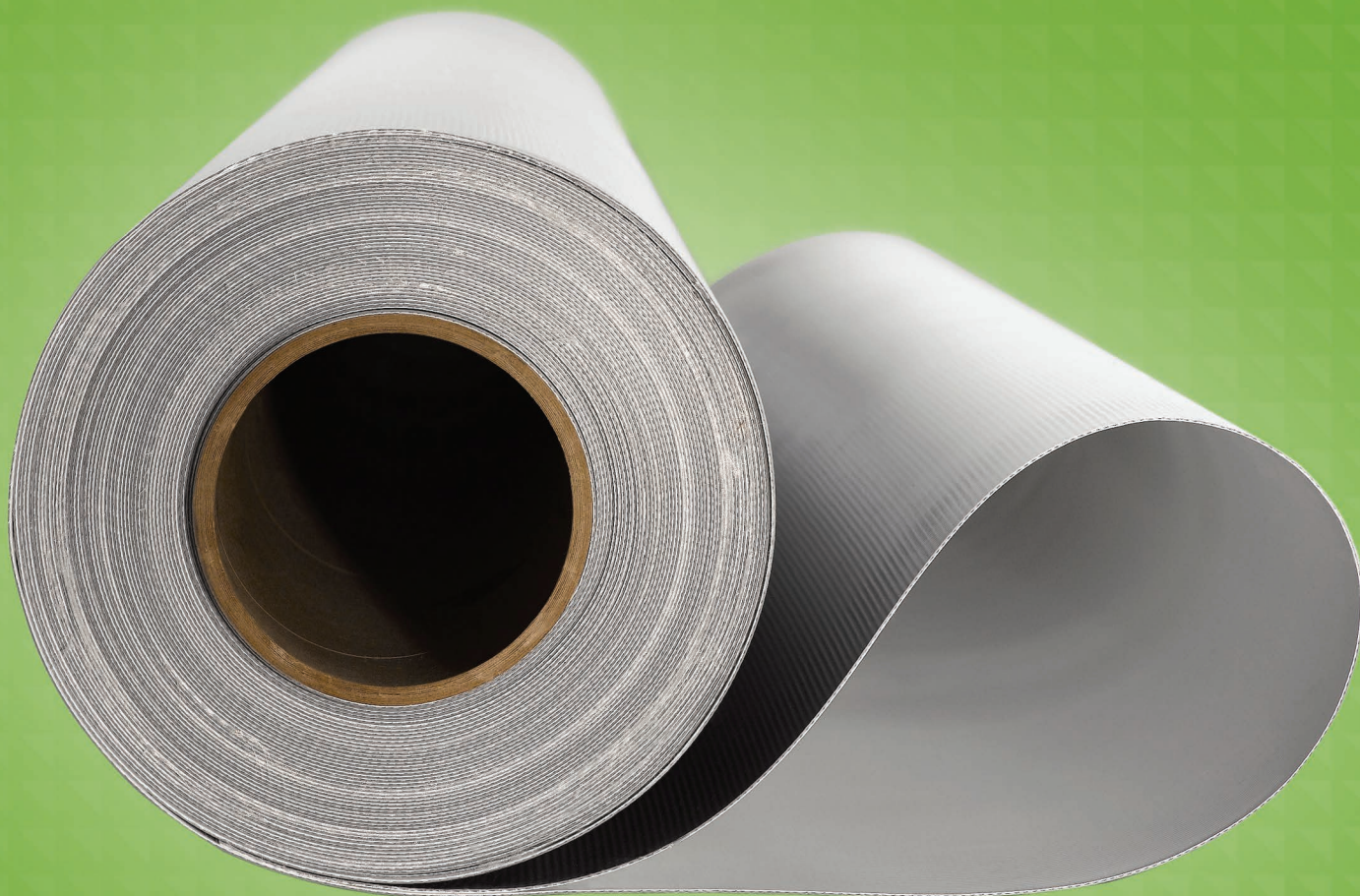
**Note:** This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

# EZ TPO

Single-Ply Roofing Systems

 **GENFLEX™**  
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**

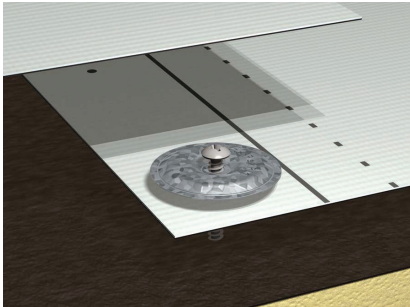
- Quick installation
- Excellent roof protection
- Ideal for weatherproofing new construction and re-roof projects

## 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](http://GenFlex.com).

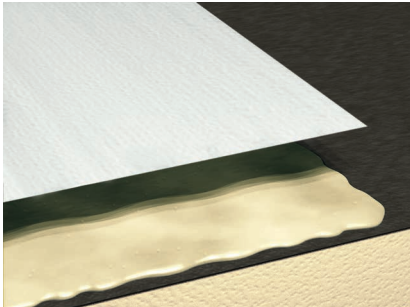
# OPTIONS FOR INSTALLATION

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



## **Mechanically Attached**

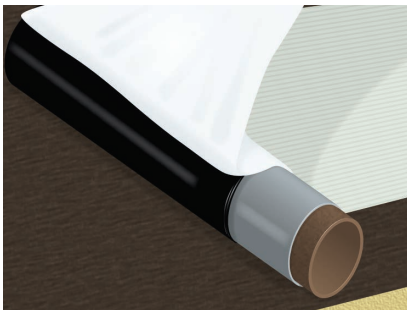
Mechanically attached systems offer exceptional performance in high wind conditions at a very low installed cost. The complete line of fastening accessories assures the right attachment for the right condition.



## **Fully Adhered**

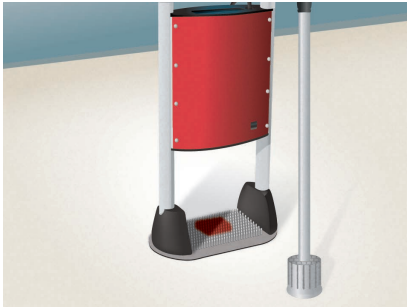
Fully adhered systems are ideal for roofs with unusual or odd-shaped contours, where mechanical penetration of the membrane is not desirable, yet exceptional wind performance is needed. The back of the membrane and the substrate are coated with GenFlex bonding adhesive, allowed to flash-off, carefully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





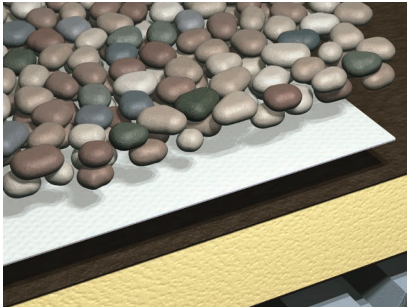
### Self-Adhered

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

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# 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](http://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

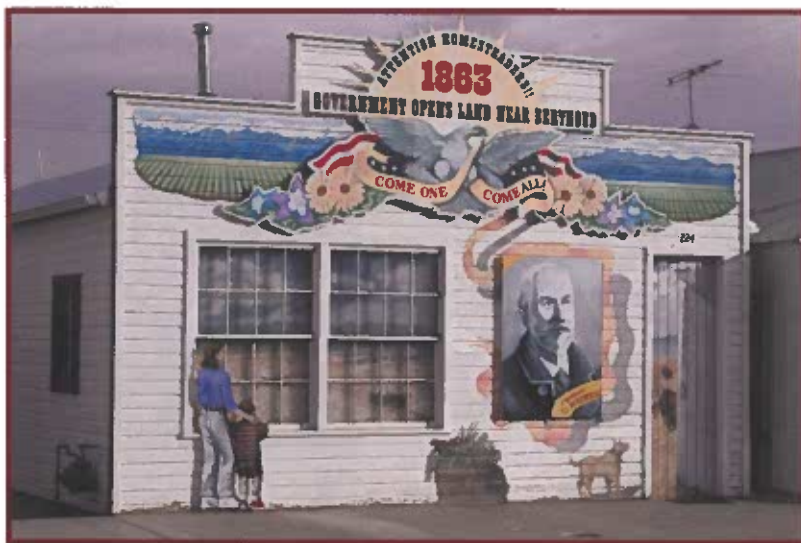
Volume XXVI, Issue 1

## "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!

# Historic Preservation Information

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## ADMINISTRATION DEPARTMENT



|                              |                                      |
|------------------------------|--------------------------------------|
| <b>Meeting Date:</b>         | <b>May 8, 2023</b>                   |
| <b>Agenda Title/Subject:</b> | <b>6th Street Sidewalk/Flagstone</b> |
| <b>Type of Item:</b>         | <b>Regular Item</b>                  |

### **BACKGROUND:**

Multiple residents of 6th street proposed that money budgeted for the replacement of the flagstone with concrete instead be used towards assisting in costs for maintenance of current flagstone sidewalks.

Staff informed residents that HPAC is unable to allocate money towards a project and are strictly an advisory committee.

Residents have inquired if Staff could support recognition of flagstone sidewalks as being valued in adding historical character to the Town pursuant to Section 30-9-103.2.e.

### **UPDATE/NEXT STEPS:**

Sidewalks are not defined under Town Ordinance Section 30-9-103.2.e. Town staff recommend HPAC determine if they would like more information regarding how other communities address similar situations.

Monday, April 24, 2023

Dear Anne Johnson,

***We would greatly appreciate it if you will kindly distribute this letter to members of the Berthoud Historical Preservation Advisory Committee in advance of their meeting scheduled for 5:30 PM today.***

This letter is written on behalf of the homeowners on 6th St between Massachusetts Ave and Turner Ave regarding the replacement of the historic flagstone sidewalks with concrete. To the best of our knowledge this block is the last remaining with both sides of the street comprising continuous sidewalks of 100+ year old flagstone from the Benson Quarry, which is now under Carter Lake. The historic flagstone sidewalks have been a defining feature of our town for many years, and their replacement with concrete diminishes the historical value of our community.

While we understand the need for ADA compliance, particularly with accessibility ramps at the corners, we also believe that preserving the aesthetic and old town character of Berthoud should be a top priority. The historic sidewalks are not only aesthetically pleasing, but they also provide a tangible connection to our town's past and the people who once walked on them.

Homeowners were informed by Town of Berthoud Public Works that if they opt to have their flagstone sidewalks replaced with concrete that this would be done at Town expense, but if they opt to retain the flagstone, any required work needed to achieve ADA compliance must be undertaken at the homeowner's expense.

While replacement of existing flagstone sidewalks with concrete could serve to achieve ADA compliance in the near term, concrete is also subject to heaving and breakage as is well known and is illustrated in the enclosed photos. Concrete is not an innately structurally superior material as compared to flagstone, and may well be considered to be an inferior option.

Compliance with ADA codes can be achieved with minor adjustments by the homeowners to the existing flagstones by leveling and reducing the gaps between the stones and **we would like to propose that monies already budgeted for the replacement of the flagstone with concrete be reimbursed to the homeowners to cover the costs of this work** thus preserving the historic integrity of the Old Town district of Berthoud. (Homeowners would be responsible for incremental costs over and above the amount allocated for replacement of the flagstone with concrete.)

We believe that as a community, we should be working together to preserve the unique character and history of our town. I urge the town council to consider this

reimbursement option that would allow us to maintain the historical integrity of our community and work with us, the property owners, to achieve these goals. Thank you for your attention to this matter. I hope that together we can work to preserve the unique character and beauty of our town for future generations.

Sincerely,

Erin and Jim Dawe, 616 6<sup>th</sup> Street

Lisa and Chris Gage, 617 6<sup>th</sup> Street

Beth and Les Sipes, 633 6<sup>th</sup> Street

Carri and Brent Grimditch, 604 6<sup>th</sup> Street

Carl Schneider, 630 6<sup>th</sup> Street

Nicole and Richard Harper, 650 6<sup>th</sup> Street

Catherine and Timothy Vis, 647 6<sup>th</sup> Street

*The first and third photos below are just broken concrete, while the second one shows broken concrete side-by-side with flagstone that's in relatively good condition (photos were taken on Welch Ave, not 6<sup>th</sup> Street).*



## ADDENDUM:

### Points excerpted from 2021 Town of Berthoud Comprehensive Plan that support retention of the flagstone sidewalks (highlighting added)

- “Historically, Berthoud was a community built around agriculture and the railroad. Until recently, the Town’s population was concentrated within one mile of the downtown core. **Berthoud’s small town character is important to new and old residents alike, and maintaining that character has consistently been identified as an important priority by the Town Board.**” 2021 Town of Berthoud Comprehensive Plan, Section 1: Plan Introduction, Plan Objectives
- “#2 Objective of Comprehensive Plan: To overhaul the policy foundation for Berthoud’s growth and development decisions, establishing a new approach for **effectively maintaining Berthoud’s small-town character.**” 2021 Town of Berthoud Comprehensive Plan, Section 1: Plan Introduction, Plan Objectives
- “**Historic homes and character of district should be protected and reinforced.** New homes and remodeled homes will blend with the scale and character of the existing architecture.” 2021 Town of Berthoud Comprehensive Plan, page 3-37
- “Block Types: **The Old Town Residential Character District will continue to maintain walkable blocks.**” 2021 Town of Berthoud Comprehensive Plan, page 3-37

### Historical & Archaeological Assets (from 2021 Town of Berthoud Comprehensive Plan, page 2-17):

- “From the time the Town was originally settled in the 1860s to the experience of rapid growth and development today, **Berthoud’s identity is deeply rooted in its historical and archaeological assets.** Dating back to its earliest days, **Berthoud continues to grow around its historic downtown area,** particularly along the Colorado Central Railroad. From its earliest beginnings as a mercantile settlement with its flourishing agricultural land to its growth along Mountain Avenue and continually outward today, **Berthoud has done well to preserve the historic properties and artifacts that tell the Town’s stories and lay the foundation of a proud community with a distinct identity.**”
- “As a community that **strongly values its heritage,** Berthoud holds the potential to explore the **creation of historic districts, rehab and preservation of historic structures, and assignment of historic designations on individual properties, which would add to the four town-designated landmarks listed on the right.** This would help solidify Berthoud’s small town charm and **historic character in the face of growth and development.**”