



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Erie Historic Preservation Advisory Board

Town Hall - Community Room

Monday, June 23, 2025

6:30 PM

1. Call Meeting to Order – 6:33pm

2. Roll Call and Verification of Quorum – Mike Turner, DeAndrea Arndt, Melanie Fuller, Cesar Jimenez and Lara Thomas present. Brian O'Connor and Anil Pesaramelli, Harry Brennan. Quorum achieved.

3. Approval of the Agenda

- A. *Vote needed – Melanie motioned to amend the agenda to change item 4a to reflect March 24th instead of February, Lara seconded. Unanimously approved.*

4. Approval of Previous Meeting Minutes

- A. *Approval of February 24, 2025 Minutes (March, as amended)*
a) *Votes needed – DeAndrea motioned to approve. Lara seconded. Unanimously approved.*

5. General Business

A. **Public Comments on Items not on agenda – none present**

B. **Events**

- a) *Arbor Day (April 26) - Thanks to everyone who attended and the resident who donated the candy to HPAB! A lot of Walking Tour brochures and Blue Books were passed out, too.*
b) *Town Fair (May 17) - Set up by 8:00, event runs 10 until 4:00pm. Mike needs help on both ends of the event. DeAndrea has more books but we will need more walking tour brochures.*
c) *Erie Air Fair (September 7) - Time 10-2pm. This event is on a Sunday and parking is far away from the event.*
d) *Biscuit Day (September 20) - Time is 8-12.*

C. **Old Business**

- a) *Budget Report (HB) - Budget is \$4,000 and we have not spent anything. Keep in mind that each landmark plaque is \$1,000 or more considering inflation. Mike has a contact at the factory so that should make the process easier than previously. There was a discussion about modifying the design of the plaque to save some money long term.*
b) *Historic District Research (LT) - At Arbor Day, several homeowners approached the tent in support of a Historic District. DeAndrea and Mike went to the Town Presentation in March and Town Council is open to the conversation. Further conversations will need to take place to build Council awareness and support.*

Lara and Harry met with Josh Campbell, strategic planner for the Town. HPAB cannot do anything without full Town Council's support. Lara has also spoken with History Colorado. There are a couple of ways to approach this process. One gives the homeowner can do whatever they want to their house but live in a "historic district." This would allow the homeowner to access grant funding for home improvements but would be a historic district in name only.

The second option is a locally designated historic district and puts limitations on what homeowners can do to their property. This would protect the homes/structures in Erie that are historic but could also be more challenging to get approval since it's more restrictive.

There was discussion about what other towns have done and some alternate paths to getting a district in place.

There are over 100 properties built before 1930, a total of 411 that qualify as historic but they are not consolidated in one central area, making it tough to draw a smaller district area.

There was a proposal suggested to hold an interest meeting in the winter to gauge interest, answer questions and collect signatures. We'd need 51% of homeowners to sign that they support this, and once that is completed, History Colorado would evaluate the proposal and decide if our district is approved. Town Clerk would need to certify the signatures and then the Town Council would move through Planning Commission and it would be an ordinance change. We can start collecting signatures anytime and they do not expire.

Lara is going to put together two pieces of information – first is a short bulleted info sheet to have at our tent at Town Fair. Second is a timeline planning sheet for us as a board to keep on hand. Mike has a list of Old Town residents so we can even mail them an informative letter once we are ready.

- c) *Planning Report (HB) - Nothing new to report. Gateway project and the old rail depot have stalled for the moment.*
- d) *Social Media (LT)*
 - 1) *Would town support moving the train depot*
 - 2) *If so, where? - Linear Park is an option, irrigation lines may be installed by the Town at a later date. Need a plan and cost estimate. Mike offered to dig into what this looks like. Harry is going to dig into other potential park options.*
- e) *Phase III Surveys (MT)*
 - 1) *Scope of Work for Phase III survey due by May 15 - Going to remove Eagle Mine and try to get it taken care of for free by CSU students.*
 - 2) *Release to BidNet by June 1 in preparation for the October 1st deadline*
- f) *Tax Credits (CJ)*
 - 1) *Cesar is going to reach out to History Colorado to get more information and will coordinate with Malcolm at the Town to determine exactly what the Town is looking for.*
- g) *Railroad History Grant (CJ)*
 - 1) *Collecting information from Bob Rummer (Railbike) - Cesar and Mike will work together on this. Target completion date for this grant is January 2026.*
 - 2) *There was an idea presented to have tickets to the Railbike Adventure for a giveaway and we could present this at the Town Fair. Mike is going to talk to Bob Rummer and see if he would donate the ticket.*
- h) *Add property survey documentation to website.*
 - 1) *Mike T has all files on flash drive*
 - 2) *Verifying what is already on one-drive*

D. New Business

- a) *David Litzau removed from HPAB.*
 - 1) *Unable to contact him – he has not responded to any contact for the past four meetings. The process is that we vote to remove him, then the Town Clerk will put the approved motion on the Town's consent agenda. DeAndrea motioned to recommend removal of David from HPAB due to non-attendance. Melanie seconded. Unanimously approved.*

E. Announcements

- a) *Next meeting June 23, 2025, at 6:30 PM*
- b) *May meeting falls on Memorial Day*

6. Adjournment – 8:05pm

