Town of Erie Historic Preservation Advisory Board (HPAB)

The written findings of the HPAB regarding the Certificate of Appropriateness (COA) application HP2025-00003 for Alterations to the Town Hall Bell Tower, located at 645 Holbrook St, Erie, CO are as follows:

On October 27, 2025, the HPAB held a meeting in which the HP2025-00003 application was discussed. In regards to this application, the HPAB found that:

Findings.

Specifically, the Application meets/does not meet the following criteria set forth in Section 3.3.18(B) of the UDC:

- 1. The effect on the general historic and architectural character of the structure and property;
- 2. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation to and compatibility with other structures;
- 3. The size of the structure, its setbacks, location, and the appropriateness thereof when compared to existing structures and the site;
- 4. The compatibility of accessory structures and fences with the main structure on the site, and other structures;
- 5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
- 6. The condition of existing improvements and whether they are a hazard to public health and safety;
- 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property; and
- 8. Compliance with the United States Secretary of the Interior's "Standards For Rehabilitation."

Section 2. Recommendation. Based on these Findings, the Erie HPAB recommends approval/denial to Town Council for the COA, HP2025-00003.

Mike Turner, Chair

October 27, 2025

Sept. 22, 2025