

**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 November 17, 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 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 to Town Council for the COA, HP2025-00003.

Mike Turner, Chair
November 17, 2025