

### **Brief Narrative**

The Town of Erie's Barn at Schofield Farm, the most iconic and largest building on the property, was constructed around 1905 with pre-cast blocks made on-site using a Wizard Block Maker from Sears Roebuck, set atop a concrete foundation. The Town plans to preserve this unique structure by rehabilitating it for use by the Erie community as an event, meeting, and interpretive space. The scope of this application will address exterior improvements, including masonry, structural, roofing, exterior wood siding, trim, windows, and doors rehabilitation as prescribed in the Historic Structures Assessment. Interior work will be a separate project scope, fully utilizing Town funds and address the mechanical, electrical, and plumbing upgrades across all three levels, as well as ensuring ADA accessibility. The Barn will serve as the cornerstone of Schofield Farm, offering much needed space for the community and highlighting the historical significance of early farming life in Erie.

### **Detailed Scope**

The proposed project is the exterior rehabilitation of the historic barn on the property. Interior improvements will be funded with Town funds as a separate project. The barn has three levels: the basement (originally used to house cows), the first floor (originally used to house horses), and a second floor (originally used as a hayloft). The exterior of the building is constructed of pre-cast blocks, manufactured on-site with a Wizard Block Maker from Sears Roebuck. The blocks are set atop a concrete foundation. Above the block, the east and west end walls are wood-framed and clad with horizontal painted wood siding.

The exterior windows on the barn are typically wood-framed pivot windows. These windows vary in size and configuration between the floor levels. There are two basement windows on the south elevation and four basement windows on the north elevation. There are six windows on the north and south elevations at the first-floor level. There are two windows on the east elevation at the first-floor level. There are two windows at the east and west elevations on the second floor.

To the north of the barn, the loafing shed shares its south wall with the north wall of the barn. The west wall is constructed with a concrete foundation, atop which is wood framing clad with corrugated metal panels. The north wall of the loafing shed is constructed of wood framing with plank siding. The loafing shed has a medium gable roof, which is covered with corrugated metal roofing panels. The loafing shed is not included in this project scope, but it is important to note that it will be rehabilitated with Town funding as part of a later phase.

After consultation with a State Historical Fund Historic Resource Specialist, the Town is proposing the following scope to focus this project on the exterior rehabilitation of the barn,

utilizing a combination of Town funds and State Historical Fund dollars. The interior rehabilitation will be 100% funded by the Town, but the interior plans and specifications will be shared with SHF for approval. The Town has already conducted environmental testing on the building. The lead paint on the doors and windows, and asbestos in the window glazing putty, can be safely handled by the contractor. No other abatement will be needed as part of the project. There is no ground disturbance associated with the project. However, should the need arise, Form+Works will engage a qualified firm, such as Metcalf Archaeology, to perform any necessary monitoring. Such costs will be 100% covered by the Town.

The original concrete block walls and poured concrete foundation walls are intact but require rehabilitation. To preserve the barn's structural integrity, cracks in the poured concrete foundation will be sealed using epoxy. Damaged masonry blocks will be repaired or replaced to match the original materials. Where needed, patches will be installed to blend seamlessly with the historic fabric. Where diagonal cracks are present in the masonry walls, they will be stitched using Heli-ties or a similar system to ensure long-term stability. The walls will be cleaned with an approved restoration cleaner using the gentlest means possible, and approximately 25% of the block will be repointed using mortar matching the original. Rehabilitation of the exterior concrete and block will prioritize maintaining the historic appearance.

Historic photos show that the barn was originally roofed with wood shingles. At an unknown date, these shingles were replaced with asphalt shingles, and the cupola was removed. The existing asphalt shingles will be removed, leaving the original framing, skip sheathing, and later-added OSB decking in place. Retaining these materials will preserve the interior appearance of the second-floor ceiling.

A new cedar shingle roof will be installed, including necessary underlayments, flashings, cedar breather, and ridge vent, enhancing the barn's durability while maintaining its historic look. Insulation will be added within the new exterior roofing assembly to preserve the interior character of the barn. The cupola will be reconstructed to match its original design based on historic photographs. The fascia will be rehabilitated to accommodate the insulation, and the soffit and fascia will be restored to their original profiles. Roof insulation will taper to minimize visual changes to the roof eaves and trim. Sheet metal gutters and downspouts will be installed to prevent moisture damage.

The original exterior windows and doors remain in place but are in poor condition. Deterioration includes paint failure, wood rot, broken glazing, deteriorated glazing putty, and missing or damaged components. To preserve the barn's exterior character, 24 existing windows will be carefully restored. Four existing exterior swinging doors and two sets of large sliding barn doors will also be rehabilitated. Restoration work will include replacing missing or deteriorated wood, epoxy repair of minor wood damage, glazing replacement, hardware repair or replacement, and priming and painting of wood surfaces. New entry systems will be installed just inside the sliding doors on the east and west first-floor elevations to allow modern, functional entrances while retaining the barn's historic appearance. These improvements will ensure ADA-compliant access while maintaining the barn's original openings.

The north and south gables will be rehabilitated to improve energy efficiency while preserving their historic appearance. Existing horizontal siding will remain in place, and new Zip panels will be added to provide insulation and structural stability. Zip panels are a high-performance sheathing product that integrates insulation, moisture protection, and air sealing. Historic-looking siding will be installed over the panels to reflect the original design. Where feasible, original exterior woodwork in the center of each gable will be preserved and rehabilitated. For the east and west gable ends, bypassing doors are proposed for the enlarged openings. The upper panel could be the historic hayloft door, with a lower panel that slides vertically beneath it. The added trim needed to accommodate insulation and siding will allow space to create a dual-track system for the bypass doors. These changes will preserve original materials while adding natural light to the second-floor event space, enhancing the barn's functionality for events.

All methods and materials proposed for this project follow best practices in historic preservation. Epoxy crack repair and Heli-ties provide structural integrity while preserving original materials. Cedar shingles and restored doors and windows maintain the barn's historic aesthetic. Modern insulation systems like Zip panels improve energy performance and allow for future HVAC installation. These strategies honor the barn's unique architectural character while preparing it for sustainable community use.

The project will comply with the Secretary of the Interior's Standards for Rehabilitation and will follow guidance from the National Park Service's Preservation Briefs.

**Luke Bolinger, CPRP** | Director of Parks & Recreation

Town of Erie | Parks & Recreation

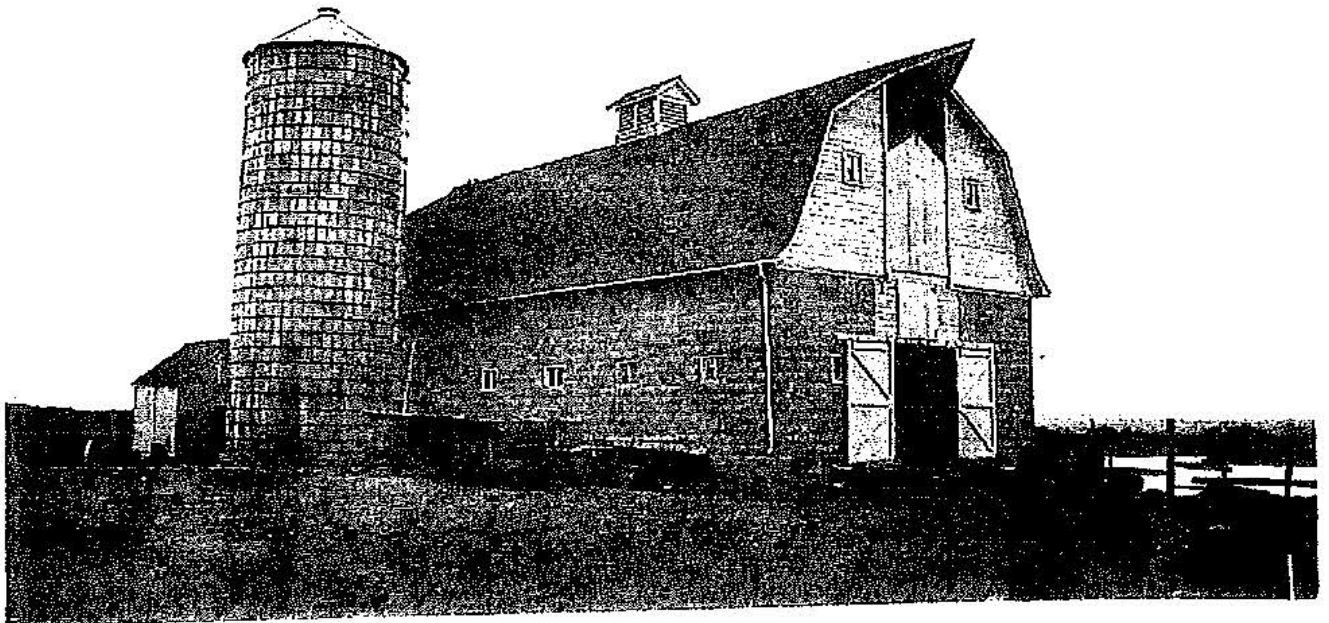
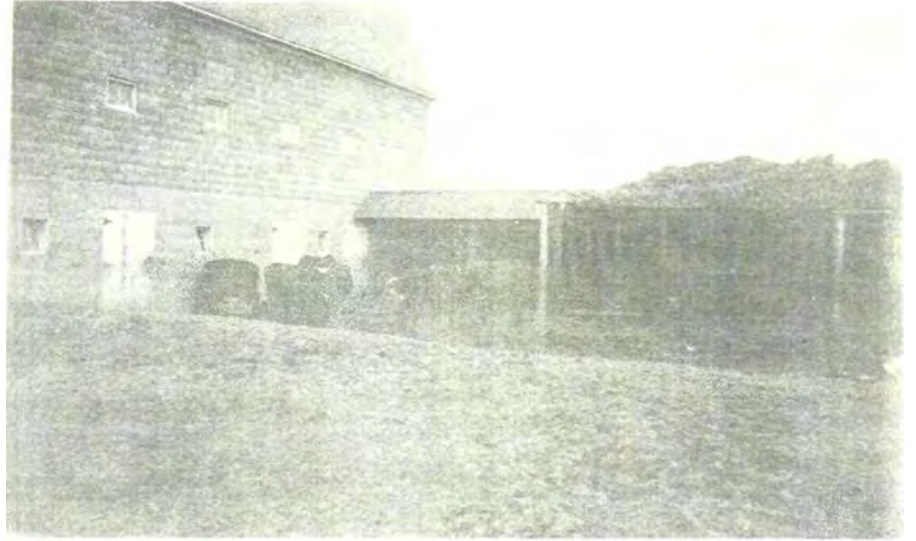
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North side of barn showing  
cattle and shelter

Machine shed + barn 1961







*Figure 1: Overall view of the east and south elevations of the barn.*



*Figure 2: Overall view of the west elevation of the barn.*





*Figure 3: Overall view of the north elevation of the barn.*



*Figure 4: Detail view of exterior condition of west elevation sliding doors.*



*Figure 5: Interior conditions typical at east and west sliding doors (shown from the interior).*



*Figure 6: Siding, trim, and window conditions at the west gable end.*





*Figure 7: Masonry, trim, and eave conditions at the west gable end.*



*Figure 8: Detail view of exterior window and masonry conditions. Note deterioration of original wood windows and cracks visible in the concrete block masonry.*





*Figure 9: Detail view of exterior conditions at north-facing basement level door.*



*Figure 10: Detail view of roof and eave conditions.*



*Figure 11: Overall view of second floor hayloft space. Note that exterior insulation is proposed at the roof and gable ends to maintain the historic character and appearance of this unique space (interior work not in scope).*



*Figure 12: Cracks visible at concrete block on the second floor of the building. Note that some of the cracks visible on the exterior telegraph through to the interior (interior not in scope).*





*Figure 13: Typical conditions at the first floor level interior of the barn (not in scope).*



*Figure 14: Typical conditions at the basement level of the barn (not in scope).*