

**Town of Erie
Historic Preservation Advisory Board (HPAB)**

The written findings of the HPAB regarding the Certificate of Appropriateness (COA) application HP2025-00001 for Rehabilitation work on the Schofield Barn, located at 2203 N 111TH ST, Erie, CO are as follows:

On July 28, 2025, the HPAB held a meeting in which the HP2025-00001 application was discussed. In regards to this application, the HPAB found that:

Findings.

Specifically, the Application satisfies 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;**
The rehabilitation work will maintain the 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;**
There are no new structures proposed with this Certificate of Appropriateness application.
- 3. The size of the structure, its setbacks, location, and the appropriateness thereof when compared to existing structures and the site;**
N/A – No new structures are proposed with this Certificate of Appropriateness application.
- 4. The compatibility of accessory structures and fences with the main structure on the site, and other structures;**
N/A – no new accessory structures or fences are proposed with this Certificate of Appropriateness.
- 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;**
The exterior architectural work will help preserve and rehabilitate the existing historic features and materials.
- 6. The condition of existing improvements and whether they are a hazard to public health and safety;**

The rehabilitation work will enhance the condition and safety of the structure.

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property; and

The rehabilitation work will return the structure to a more stabilized condition, ensuring the continuation of this important historic resource and enhancing its ability to be actively used.

8. Compliance with the United States Secretary of the Interior's "Standards For Rehabilitation."

The rehabilitation work is consistent with the SOI's Standards for the Rehabilitation of Historic Structures.

Section 2. Recommendation. Based on these Findings, the Erie HPAB recommends approval to Town Council for the Schofield Barn COA, HP2025-00001.


Mike Turner, HPAB Chair

July 28, 2025