

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

The written findings of the HPAB regarding the Certificate of Appropriateness (COA) application HP2025-00005 for Deconstruction and Reconstruction of the Shed/Brooder Barn, located at 2203 N 111TH ST, Erie, CO are as follows:

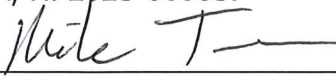
On October 27, 2025, the HPAB held a meeting in which the HP2025-00005 application was discussed. In regards to this application, the HPAB found that:

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, HP2025-00005.



Mike Turner, Chair
October 27, 2025