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## MEMORANDUM

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P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: SUSAN LEE, PLANNER**  
**RE: HISTORIC RESOURCE SURVEY, PRESENTATION OF FINAL DRAFT REPORT**  
**DATE: JANUARY 12, 2021**

**Summary and Background:** Town Council directed staff to conduct an inventory of historical properties in order to gather baseline information on historic resources within the Town. In 2019, the Town received a grant from the State Historical Fund (SHF) to complete an intensive survey of 25 historic properties. The survey process consisted of several steps including public outreach, research on regional historic trends and context, developing criteria for inclusion in the survey, conducting site visits and inventories of selected properties, and the preparation of a detailed report on the final selected properties.

**Analysis:** The information contained in the historic resource survey is valuable in its own right as a historical record, and can also serve as a tool for developing programs related to historic preservation. The survey consists of two parts: Architectural Inventory Forms, which are a detailed inventory of each property's location, history, architecture, and cultural significance; and the Survey Report, which is a summary document containing information on the general historic context, findings, and recommendations. The survey project is for informational purposes only; it has no regulatory effect.

The list of properties selected for the survey was based on several sources: a windshield survey based on lists of potential properties in the Frisco Town site area, date of construction from County Assessor data, and the 2017 Historic Property Inventory compiled by the Historic Park and Museum. The final list consists of 25 properties that were constructed between 1880s and 1950s. Each property on the list has been evaluated in terms of its historic context, significance, and integrity. The final survey serves as a resource to facilitate community decisions about what should be preserved and how best to preserve them.

Frisco's land use code, the Unified Development Code (UDC), offers an incentive based approach to preservation and redevelopment of historic structures. The current regulations are based on a Historic Overlay District zoning designation intended to encourage voluntary preservation of historic buildings, preferably on the original site. To qualify the structure must be at least 50 years old, have unique historical significance, and contain or be rehabilitated to contain significant historical features. Once a property achieves the Historic Overlay District zoning a list of preservation criteria apply. The owner then has the option of selling the property's development rights to the Town or developing the property. The Historic Overlay District offers specific development incentives including: relief from underlying zoning requirements such as lot coverage, setbacks, and density; relief from overlay district

requirements, relief from the development standard requirements such as parking, landscaping, and bulk plane.

**Financial Impact:** The SHF grant award was in the amount of \$21,496, which covered approximately 75% of the survey costs. The Town's contribution was \$7,165. No future financial impacts are anticipated at this time. Potential actions based on the recommendations from the survey may have financial implications, such as implementing code revisions, community outreach, etc.

**Alignment with Strategic Plan:** Completion of the historic resource inventory and developing UDC amendments for the Historic Overlay District are Town Council Strategic Plan goals under the Inclusive Community Strategic Priority.

**Environmental Sustainability:** The Historic Resources Survey does not have any direct implications related to environmental sustainability.

**Staff Recommendation:** Staff would like Town Council to review the final draft survey report and provide feedback before final submission to the SHF. Once the final report has been approved and accepted by the SHF, staff will return to Council for a work session discussion on preservation programs and potential UDC amendments to the Historic Overlay District.

**Reviews and Approvals:** This report has been reviewed and approved by:

Don Reimer, Community Development Director - Approved  
Bonnie Moinet, Finance Director - Approved  
Nancy Kerry, Town Manager

**Attachments:**

Historic Resource Survey – FINAL DRAFT  
Architectural Inventory Forms – FINAL DRAFT