

1932 LOG CABIN
HISTORIC PRESERVATION
IN FRISCO



QUESTIONS FOR COUNCIL

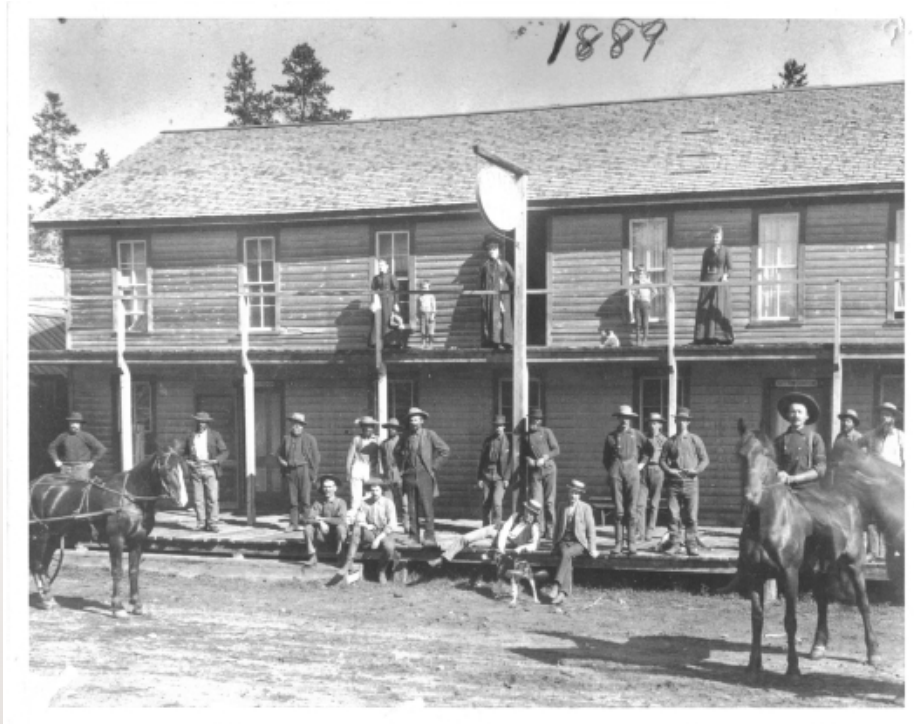
1. Does Council accept the donation of the historic log cabin and the monetary donation of \$5,000 from Mr. Mansfield?

2. Does Town Council support the creation of a historic resources plan as continuation of the work done in the Historic Resource Survey?

MANSFIELD CABIN

- In February 2021, Mr. Craig Mansfield notified the Town of his intent to sell or demolish his two-room log cabin by spring 2021.
- In March 2021, Mr. Mansfield notified the Town of his desire to donate the cabin along with a monetary donation of \$5,000.

BILL'S RANCH HISTORY



Leyner Hotel

1887 Thomas family purchases the Leyner Hotel

1910 Jane Thomas acquired 145 acres through the Homestead Act

1930 Frisco population declined leading Bill and Walter to write the "Mr Man Letter"

MR. MAN LETTER

“Long on land but short on
good neighbors”

BILL'S RANCH

FRISCO, SUMMIT COUNTY

COLORADO

Mr. Man:

Here IS something. Something, actually for nothing. A dandy cabin site absolutely free. A site that many tell me should sell for upwards of two hundreds dollars—and which might sell for such a figure in the near future. For these cabin sites are located in what thousands have acclaimed as the prettiest and most picturesque spot in the entire Rocky Mountain region. A spot dotted with clear, cold mountain springs; cool, shady pines; and carpeted with columbines, wild roses and many other beautiful wild mountain flowers.

You see, it is this way: I am long on land and short on good neighbors. And I would like to get a little sort of a summer resort started on my place. So, after Mrs. Thomas and I talked it over, we decided to simply give away a few—perhaps a dozen—of these choice cabin sites to folks who will, in our estimation, turn out to be good friends, and who will agree to build cabins and try to keep them in good repair and condition as they would their own homes.

This is an ideal location, too, for a summer home for you and your family. In fact, you can't beat it. Trout streams and ponds—plenty of them—and five actually within walking distance. Then there is an abundance of clear, cool mountain water. Mountains to be climbed at your very door. Wild berries to be picked on the hill sides nearby. Prospecting to be indulged in in one of the richest mineral zones in the world. Good roads and many pleasant drives. A small town near by with a post office and store where foods may be purchased at reasonable prices. Fresh eggs, milk, butter, cream and vegetables to be had from me here right on the place.

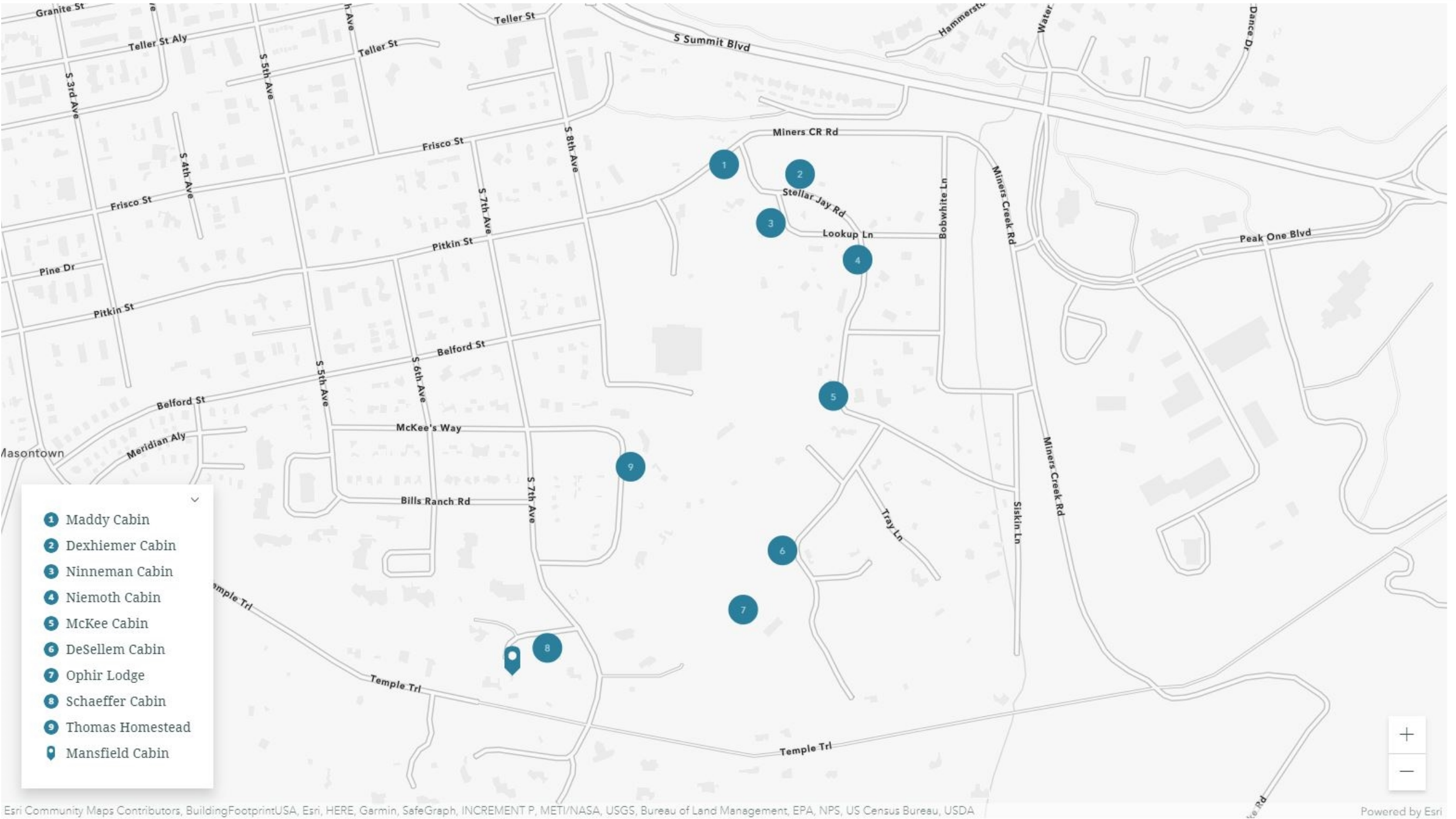
Then you can arrange to have me build your cabin for you if you wish. Or, build it yourself, or get some one else, and a nice little snug two room log cabin would only cost from \$100 to say \$150. A cabin where you might leave your family safely during the hot summer months and drive up on Saturday so that you could enjoy Sunday with them. Or you might rent your cabin to friends when you were not using it yourself. And you won't have to worry at all about your summer home when not there. It will be right here under my eye—summer and winter, and you will find us good neighbors—more than willing to meet you half way and do more than our share to make and keep things pleasant for you.

So think it over, Mr. Man. Opportunity does not knock at your door every day. And if you feel that you really would appreciate SOMETHING FOR NOTHING for once in your life with no strings tied to it just drop me a line, so that I will be at the ranch and not keep you waiting, then drive up some Sunday, or any other day and see me. We can then talk it over, and if we are both satisfied, you can select a good cabin site. And anyway, you will enjoy the drive up. Up over Hoosier pass and thru Breckenridge. But HURRY, Mr. Man, for these free sites are not going to last long. So now is the time. Just step on the gas, and when you get to Frisco—ten little miles from Breckenridge—just ask at the postoffice and they will direct you to the Bill Thomas ranch, which is a scant half mile thru the woods.

So, come and see me

BILL THOMAS.

After thought: In case you should drive up, stop a few moments at the Court House at Breckenridge, or at Engles Bank and ask about Bill Thomas. They will be glad to tell you what kind of a fellow he is.







Schaeffer Cabin

INTERIOR



EXTERIOR



Mansfield Cabin



Bill's Ranch House



Niemoth Cabin



Mansfield Cabin



OWNERSHIP

- Mr & Mrs Mike Hatzis entered into an agreement with Bill Thomas in 1941 for the use of the cabin.
- Mike Hatzis purchased the cabin from Nellie Mogee (Bill's sister) in 1955.
- Mike Hatzis was a founding member of the Pleasant View District just outside of Golden, CO

OWNERSHIP

- Steven Novotny purchased the lot from the Hatzis estate in 1979 and restored cabin.
- Robert Kay & Susan Kay purchased the lot two years later.
- Craig Mansfield (current owner) purchased in 1982.



WORKING CONCLUSION

Bill Thomas rented or informally sold the cabin on Lot 153 to the Hatzis' in 1941. Prior to 1941, it is likely the cabin was used as a summer rental, temporary living quarters for newcomers, or as a home for a member of the Thomas' family.



SIGNIFICANCE

- Thomas family continued efforts to expand the summer cabin community established on the dairy ranch in 1930.
- This community drew people from all over the Front Range.
- Only a few Bill's Ranch summer cabins remain.
- Character defining features, like the unpeeled logs, were kept because the owners placed value on the pieces which best reflected its history and charm.

HISTORIC RESOURCE SURVEY

“Normally, the relocation of a building would have serious impact on its integrity, however in Frisco there is a long history of re-arranging buildings both around town and from outlying areas. As a trend, this contributes to the understanding of how Frisco developed.”

HISTORIC RESOURCE SURVEY RECOMMENDATION



Wiley House

Determine what level and type of local preservation the community desires

- Appropriate use
- Conservation
- Preservation
- Protection
- Resources

HISTORIC RESOURCE SURVEY RECOMMENDATION

“Appropriate preservation of Town owned buildings can set an example for private property owners. The Town should act on the buildings that they own as the preservation program moves forward.”

HISTORIC RESOURCES PLAN

Address and execute the recommendations in the Historic Resource Survey

Allow us to better understand the challenges and opportunities of each historic resource

Guide staff and the Council on future historic resources for preservation, relocation, and reuse

CRITERIA FOR EVALUATION

NEW AND EXISTING TOWN-OWNED RESOURCES



Lund House

- Data from Historic Resource Survey
- Industry Standards
- Town Council priorities
- Community Feedback

STORAGE/LOCATION

- Staff is recommending dismantling the cabin and placing the pieces in a storage container until an appropriate location/use can be determined
- Uses for Town-owned historic resources will be evaluated as part of the Main Street Mountains to the Marina plan



ENVIRONMENTAL IMPACT

The National Park Service describes historic preservation as, *“a naturally sustainable practice...with existing buildings and materials as the ultimate recycling project.”*



Mary Ruth House

FINANCIAL IMPACT

- Donation of the original historic portion of the cabin and \$5,000 towards costs of relocating from Mr. Craig Mansfield
- Moving and storing the cabin- wide range due to multiple factors \$10,000 to \$30,000
 - Additional funds would be required to restore the cabin and move to receiving site
- Historic Resources Plan- budget of \$30,000 as a 2021 budget amendment or prioritize for funding in 2022 budget
 - Would include bringing in a historic preservation consultant

RECOMMENDATIONS

1. Based on the historical significance of this cabin, staff recommends accepting the donation of the historic log cabin and the monetary donation of \$5,000 from Mr. Mansfield.

Does Council support this recommendation?

2. In order to facilitate these types of discussion in the future, staff also recommends funding to create a historic resources plan to address and execute the recommendations in the Historic Resource Survey.

Does Town Council support the creation of a historic resources plan as continuation of the work done in the Historic Resource Survey?

ACKNOWLEDGEMENTS

- Suzannah Reid, Historic Preservationist
- Kylee Hevrdejs, Historic Preservationist
- Colleen Richmond and the staff at Summit County Clerk & Recorder
- Steven Novotny
- Henry Artemis
- Ben & Karen Little

