



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: ROSE GORRELL, MUSEUM MANAGER
SUSAN LEE, PLANNER
RE: ACQUISITION OF A HISTORIC BILL'S RANCH CABIN.
DATE: APRIL 13, 2021

Summary and Background: The purpose of the Council work session on Tuesday, April 13, 2021 is to update the Council on a historic log cabin available for acquisition from a private citizen.

Analysis: In February 2021, Mr. Craig Mansfield notified the Town of his intent to sell or demolish his two-room log cabin by spring 2021. The cabin is located at 72 Goldfinch Lane (CR 1028), also known as Lot 153. After initial review by Museum staff, it was determined the cabin was constructed in 1932 on the Bill Thomas Ranch, now known as the Bill's Ranch Neighborhood, and represents an important piece of Frisco's history. The historic context of the cabin is included as Attachment 1.

In March 2021, Mr. Mansfield notified the Town of his desire to donate the cabin along with a monetary donation of \$5,000. Town Council expressed interest in hearing more about the cabin. Museum staff coordinated with Susan Lee and Don Reimer from Community Development and Jeff Goble from Public Works on this report.

Mr. Mansfield is planning renovations on the property in spring 2021 once weather conditions and snow melt allow for construction. The historic section of the cabin will need to be removed prior to those renovations. If the cabin is not accepted by the Town, the home owner will put the cabin back onto the market with hopes that a private buyer will purchase the cabin. If no private buyer can be found, the cabin's future is uncertain but will likely result in demolition.

A site for the cabin has not been established at this time. 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, and a recommendation to fund a historic resources plan is included below.

Historic Preservation. In January 2021, Town Council heard the results of the Frisco Historic

Resource Survey from historic preservationist, Suzannah Reid. The survey identified and evaluated a series of historic resources within the Town of Frisco. One of the primary findings of the plan states, *"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."*

The survey also contains recommendation that the Town develop a local preservation program by determining what level and type of local preservation the community desires. This type of program is desirable as it would inform future discussions on historic resources by developing goals and strategies for the appropriate use, conservation, preservation, and protection of historic resources.

The historic resources plan would include the development of criteria for evaluation of new and existing Town-owned historic resources for preservation, relocation, and reuse. The criteria would include categories and data from the Historic Resource Survey, historic preservation standards such as historic significance and physical condition, and Town Council priorities such as cost and adaptive reuse potential. Feedback from the community would also be integrated into the criteria. These criteria will allow us to better understand the challenges and opportunities of each historic resource.

The log cabin currently under discussion is only one of several historic resources that will be coming up for discussion in the next few years. With that in mind, staff recommends developing a historic resources plan for Town-owned resources as a follow-up to the Historic Resource Survey. The historic resources plan would address and execute the recommendations in the Historic Resource Survey.

Financial Impact: Mr. Mansfield would like to donate the original historic portion of the cabin to the Frisco Historic Park & Museum. He is also contributing \$5,000 to the costs of relocating the cabin.

Given the position of the cabin on the lot, the narrow access road, and historic preservation standards, staff is recommending dismantling the cabin and placing the pieces in a storage container. The cost of moving and storing the cabin ranges from \$10,000 to \$30,000. Additional funds would be required to restore the cabin once a receiving site and purpose has been determined.

For the creation of a historic resources plan, staff recommends a budget of \$30,000, which will include bringing in a historic preservation consultant to guide the process. As there are several historic resources coming up for review, staff recommends the plan be funded either in 2021 as part of the budget amendment, or prioritized for funding as part of the 2022 budget.

Alignment with Strategic Plan: Town Council Strategic Plan 2020-2021: Vibrant Culture, Arts, & Recreation: The Town of Frisco recognizes recreational, historical, artistic, and cultural assets and experiences as foundational to the Town's vibrancy and the quality of life for residents and visitors. The Town commits to providing unique and accessible opportunities for residents and visitors so they may find their own unique adventures and meaningful experiences in Frisco, and the Town pledges to maintain, sustain, and protect these assets and experiences for future generations.

Frisco Historic Park & Museum Strategic Plan 2019-2023. Goals 3 and 4 of this Plan tie directly

into this report. Goal 3: Preserve Frisco's Heritage and Culture. Goal 4: Manage historic signage and markers, historic building designation, historic interpretation, building preservation, preservation of historic and archaeological sites.

Environmental Sustainability: The reuse of historic buildings reduces the amount of waste from construction and demolition going into landfills. The National Park Service describes historic preservation as, "*a naturally sustainable practice...with existing buildings and materials as the ultimate recycling project.*"

Staff Recommendation: Staff recommends Council utilize the work session to discuss the donation of the historic Bill's Ranch cabin, and to further discuss a local preservation program to help guide staff and the Council on future historic resources.

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.

1) Does Council support this recommendation?

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.

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

Approved By:

Nancy Kerry, Town Manager

Bonnie Moinet, Finance Director

Diane McBride, Assistant Town Manager/Recreation & Culture Director

Attachments:

Attachment 1 – History of Bill's Ranch Cabin

Attachment 2 – Location map of Cabin at 72 Goldfinch Lane

Attachment 3 – Historic Maps of Bill's Ranch

Attachment 4 – Photos of Cabin