

**DOUGLAS COUNTY COMMISSIONERS
WORK SESSION**

Tuesday, June 9, 2026

A G E N D A

10:30 a.m.

- Discussion of Potential Open Space Acquisition in the Franktown area, executive session as needed
- Town of Larkspur Historic Resources Funding Request for the Frink House

Agenda Item

Date: June 9, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Dan Dertz, Director of Open Space and Natural Resources
CC: Scott McEldowney, Assistant Director of Open Space and Natural Resources
Subject: Douglas County Potential Property Acquisition – Executive Session

Discuss a potential future acquisition in the Franktown area that may be subject to negotiations in executive session, as needed.

Agenda Item

Date: June 9, 2026

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Kati Carter, AICP, Director of Community Development *K C*

CC: Brittany Cassell, Curator
Lauren Pulver, Planning Manager
Steven E. Koster, AICP, Deputy Director of Community Development

Subject: **Town of Larkspur Historic Resources Funding Request for the Frink House**

SUMMARY

The Town of Larkspur (Larkspur) has submitted a funding proposal to the Board of County Commissioners (Board) for \$800,000 for the acquisition and preservation of the Frink House, a historic property in Larkspur. Larkspur is prepared to dedicate \$300,000 toward the initial preservation, stabilization, and improvement of the property for historic preservation and public use.

BACKGROUND

The Frink House is a County landmarked property located on Spruce Mountain Road in Larkspur, adjacent to the Larkspur Fire Protection District Headquarters. The Frink House was built in 1914 and is associated with The Carlson & Frink Creamery located in Larkspur and known for its popular Black Canyon Cheese. The County Curator and County contracted historic architect previously reviewed the property and determined that there is historic integrity remaining for the structures.

Larkspur intends to preserve the historic house for public use for education, culture, civic engagement, and heritage preservation. Larkspur plans to make the property the home of the Larkspur Historical Society.

HISTORIC PRESERVATION BOARD RECOMMENDATION

The Douglas County Historic Preservation Board reviewed the potential County purchase of this property at its March meeting and unanimously provided the following statement:

The Frink house has tremendous significance for Douglas County and is currently a Douglas County landmark. Experts have reviewed the structures on the property and found them to be historically intact with just a minimum of modern renovations. As such, the property is a great opportunity for the County to acquire. It is currently a residence and therefore would

require significantly less work than many comparable historic structure projects the County is currently working on. We therefore strongly support acquisition of this property. The timeline is urgent as the owner is looking for a decision in a short time.

That being said, we are reluctant to commit historic resources funds as the annual budget would be completely spent if the money came 100% from the historic resources budget. We are willing to contribute, but do not want to stop or leave unfunded so many other worthy historic preservation projects currently ongoing and under consideration in the County.

NEXT STEPS

Staff is prepared to discuss this further with the Board.

ATTACHMENTS

Town of Larkspur Funding Proposal
Scheuber & Darden Historic Integrity Memo



FINANCIAL FUNDING PROPOSAL

Request for \$800,000 in Public Investment for the Acquisition and Preservation of a Historic Property in Larkspur, Colorado

Submitted To

Douglas County Board of County Commissioners

Submitted By

Town of Larkspur, Colorado

Funding Request

\$800,000

Project Title

Frink House (9490 Spruce Mountain Road, Larkspur, CO 80118)

Larkspur Historic Preservation and Community Heritage Center Initiative

Executive Summary

The Town of Larkspur respectfully requests the consideration and support of the Douglas County Board of County Commissioners in the amount of **\$800,000.00** to assist in the acquisition of 9490 Spruce Mountain Road, Larkspur, CO 80118 this property is of extraordinary historic significance to our community and was registered in 2009 as a Douglas County Historic Landmark.

The Town believes this investment extends well beyond the boundaries of Larkspur. The preservation and public use of this historic property will provide educational, cultural, and economic benefits for residents and visitors throughout Douglas County. As a community gathering place and historical resource, the property has the potential to enhance heritage tourism, strengthen community engagement, and promote a deeper appreciation for our shared local history.

Recognizing the importance of partnership and stewardship, the Town of Larkspur is committed to investing in the long-term success of this project. The Town is prepared to dedicate **\$300,000.00** toward the initial preservation, stabilization, and improvement of the property to ensure it is properly protected and prepared for public enjoyment. This commitment demonstrates our dedication to maintaining the property as a lasting community asset for decades to come.

Project Purpose

The purpose of this initiative is to preserve an irreplaceable historical property while creating a permanent community resource dedicated to education, culture, civic engagement, and heritage preservation.

The project seeks to:

- Preserve a significant historical landmark.
- Protect Douglas County's cultural heritage.
- Create a permanent community center for public use.
- Expand educational and historical programming.
- Promote heritage tourism and local economic development.
- Provide gathering space for civic, cultural, and nonprofit organizations.
- Establish a lasting public asset for future generations.

This partnership represents a significant investment in preserving Douglas County's heritage while establishing a lasting public asset for education, community engagement, and cultural enrichment.

Request

The Town of Larkspur respectfully requests:

Total County Investment Requested

\$800,000

The requested funding will be solely for property acquisition.

Project Component	Estimated Cost
Douglas County Acquisition Request	\$800,000
Initial Preservation and Stabilization	TBD -TOL Stewardship
Accessibility and Safety Improvements	TBD -TOL Stewardship
Architectural and Historical Assessments	TBD -TOL Stewardship
Site Planning and Community Engagement	TBD -TOL Stewardship
Town of Larkspur Stewardship Investment	\$300,000



Community and Economic Benefits

The proposed investment will generate measurable long-term benefits for Douglas County residents.

Historic Preservation

The project will preserve an important piece of Douglas County history that may otherwise be lost through deterioration or redevelopment.

Public Access

The facility will provide year-round public access for:

- Community meetings
- Educational programs
- Historical exhibits
- Cultural events
- Youth activities
- Senior programs
- Civic engagement opportunities

Economic Development

Historic preservation projects routinely stimulate local economic activity through:

- Heritage tourism
- Increased visitor spending
- Local business support
- Community events and festivals
- Increased property value stability in surrounding areas

Educational Impact

The facility will serve as a living classroom where students, families, researchers, and visitors can learn about the history of Larkspur and the development of Douglas County.

The property is envisioned to become the permanent home of the **Larkspur Historical Society**, an organization dedicated to preserving and sharing the rich history of southern Douglas County and the Town of Larkspur

Return on Public Investment

An \$800,000 county investment will yield benefits extending well beyond the Town of Larkspur.

The project will:

- Preserve an irreplaceable historic asset.
- Support tourism and economic vitality.

- Provide educational opportunities for future generations.
- Strengthen community identity and civic pride.
- Create a permanent public resource for Douglas County.

Unlike many public expenditures with limited lifespan, historic preservation investments continue generating cultural and economic value for decades.

Partnership Opportunity

This proposal represents an opportunity for Douglas County and the Town of Larkspur to collaborate on a legacy project that reflects a shared commitment to preserving history while serving current and future residents.

The Town respectfully seeks the County's partnership in protecting this historic property and transforming it into a vibrant public resource that honors the past while serving the future.

Town of Larkspur Stewardship Commitment

The Town of Larkspur recognizes that preserving historic resources requires a long-term commitment beyond acquisition. As a demonstration of its dedication to this project and to the residents of Douglas County, the Town commits to providing \$300,000 toward the preservation, stabilization, planning, and future operation of the property.

The Town further agrees to assume stewardship responsibilities for the property, including:

- Long-term maintenance and preservation of the historic structure.
- Operation of the facility as a community and heritage center.
- Development of educational, cultural, and civic programming.
- Pursuit of additional grants, donations, and partnerships to support future improvements.
- Protection of the property's historical integrity for future generations.
- Annual reporting regarding facility usage, preservation activities, and community benefit.

This commitment ensures that Douglas County's investment in acquisition will be matched by local responsibility and oversight, creating a sustainable partnership that benefits residents throughout the county.

Project Funding Partnership

Funding Source	Amount
Douglas County Acquisition Request	\$800,000
Town of Larkspur Stewardship Investment	\$300,000
Total Public Investment	\$1,100,000

Conclusion

The Town of Larkspur respectfully requests that the Douglas County Board of County Commissioners approve funding in the amount of \$800,000 for the acquisition and preservation of this historic property.

This investment will secure a significant piece of local history, create a lasting community asset, and provide meaningful cultural, educational, and economic benefits for residents throughout Douglas County.

We sincerely appreciate your consideration and welcome the opportunity to present additional information, property details, financial projections, and implementation plans as requested.

Respectfully Submitted,

Town of Larkspur, Colorado

Mindy Kazurova
Mayor

June 1, 2026

Field Review – Historic Integrity Memo

To: Brittany Cassell
From: Bruce Darden
Date: March 24, 2026
Project: Frink House

Bruce Darden of Scheuber + Darden Architects completed a site walk of the Frink House on February 25, 2026 to look at the house and provide a professional opinion on the building's history, significance and integrity.

After touring the buildings on the property with Sherilyn West, the long-time owner of the property and mayor of Larkspur, Bonnie Schwam, the realtor for the owner, and Brittany Cassell, Douglas County Curator, the following observations were made:

1. Historically the building footprint and layout are primarily intact. The house plan is a modified 4-square with an offset from the front façade of a building wing on the east side of the house. The main 4-square part of the house has the existing door and window openings with the historic rope and weight windows intact. The front porch and columns remain. However, the upper level deck above the porch has been modified from the original posts and railing, but access to the deck from the upper floor level is still in place. The historic siding has been covered, but not removed, with large exposure vinyl siding.
2. The offset building wing on the south side has been moderately modified. The porch on the east edge of the building wing has been enclosed. But the part of the house that was originally enclosed as part of the house remains the same on the exterior except for the vinyl siding. The original east exterior wall of the building wing remains and has the original siding, window and door openings in place. However, the enclosed porch has been remodeled with new openings.
3. The interior of the main 4-square part of the house has only been slightly modified. The first floor remains intact except for the rear kitchen area of the house that has been completely remodeled. The upstairs remains almost completely intact except for the removal of one interior wall between the two front bedrooms which could easily be reconstructed. The interior of the house is in fair to good condition.
4. The interior of the offset building wing has been completely remodeled with a non-historic restroom on the second floor and a non-historic restroom in the enclosed

Frink House
Historic Integrity Memo

first floor porch. Vinyl replacement windows have been installed that also have different operating functions than the original hopper windows.

5. Historic interior finishes, including wood flooring, carpet flooring and plaster, appear to remain throughout the house along with interior doors and trim.
6. The carriage house to the east of the house appears to remain almost completely intact. The original windows, trim and siding remain. The entry door and garage door are not historic but are in the original locations. The wagon storage space attached on the east side of the carriage house appears to be the same footprint as the original open covered wagon storage, but without additional in-depth research, it is difficult to understand the scope of changes made to this part of the building.

In conclusion, Scheuber + Darden Architects believes the house, if the original historic siding does still exist in place below the vinyl siding, is probably eligible for the State Register and possibly eligible for the National Register. Further investigations of the modified spaces need to be undertaken to confirm eligibility. This is due to the modest changes to the house and the saving of a fair amount of the historic layout and opening locations of the house. At this time, it is difficult to state that the carriage house would be eligible for the State or National Register based on the unknowns regarding the wagon storage.

Please contact me if you have any questions.



Current House Photo

Frink House
Historic Integrity Memo



Historic 1937 Photo



Current Carriage House Photo