

SITE PLAN MODIFICATION NARRATIVE

7.19.2018

INTRODUCTION

Foote's Rest at Block 11 preserves six historic structures on site, blending old and new through community plaza space accessible from Main Street and 5th Avenue. The six preserved historic structures include Foote's Rest (Wildhack's), the Staley House, the Blacksmith Shop and three 1930s era cabins. Approved by Town Council in January 2018, the site plan maintains Foote's Rest in its existing location, moves the Staley House to the corner of 5th and Main and locates the three cabins and the Blacksmith Shop generally near the western boundary of the site / 5th Avenue (see Exhibit 1). The project is seeking a modification to the approved Development Application plan to change two cabins from their respective locations as shown on the approved site plan as well shift the Blacksmith shop a few feet. Foote's Rest, the Staley House, and one cabin are not proposed to be moved (see Exhibit 2). One cabin is proposed to be rotated to engage with the Blacksmith Shop and historic courtyard.

HISTORIC PRESERVATION PLAN

Following the approval, a Historic Preservation Plan was submitted for review by the Community Development Department (CDD). The Historic Preservation Plan outlines a written preservation prescription for each historic building that is compliant with the US Secretary of the Interior's Standards for Rehabilitation as outlined in 180-18.2F of the Frisco Unified Development Code. This proposed site plan modification includes a minor modification to the Historic Preservation Plan and better complies with the Secretary of the Interior's Standards as it allows for the preservation of the shed roof addition on the Staley house that was added sometime shortly after initial construction and is important to the architectural character of the time period. It also allows for the Blacksmith shop to maintain a historic setback from the edge of sidewalk. This opens up the courtyard and gives more space to approach the landscape in a more historically sensitive manner. The Historic Preservation Plan has been updated to further describe this modification and to respond to input from town staff reviews. A letter from Sara Adams, historic preservation planner in support of this modification has also been attached.

CODE & PROPOSED CHANGES

Per Section 180-191 of the Unified Development Code, no substantial variation of the approved development application shall be permitted without the approval of the CDD or the Planning Commission. This application to modify the approved site plan is being submitted to the CDD for review by the Town and Planning Commission at the August 16th public hearing. The site plan modification request only applies to the historic buildings and plaza spaces at the ground level. No changes are proposed to the mixed use / hotel building and its associated parking garage.

The proposed site plan is shown on Exhibit 2. The proposed site plan is consistent with the requirement of the contract and town code.

There are three primary benefits to the modification:

1. The proposal allows more separation between historic structures.
2. The proposal promotes increased visibility and access to the Staley House and Blacksmith Shop.
3. The proposal will improve the pedestrian experience with better site circulation and solar access.





BENEFITS

MORE SEPARATION BETWEEN HISTORIC STRUCTURES

The approved site plan showed the Staley House, one cabin and the Blacksmith Shop along 5th Avenue. This configuration provided about 3'-4' of separation between buildings. It did not allow enough space to maintain the shed roof addition on the Staley House. Sara Adams and Suzannah Reid, both historic preservation specialists, recommend maintaining the shed roof addition as a priority. The proposed site plan relocates the Cabin 2 from this location to the rear of the Foote's Rest building. Relocating Cabin 2 not only allows for space to maintain the shed roof addition but also allows for the Blacksmith shop to slide to the East and maintain its historic set back from the edge of 5th Avenue as well as additional space between the Blacksmith shop and the proposed hotel. Cabin 2 is now relocated to the rear of the Blacksmith building and this creates a more dynamic interaction with the historic courtyard. There is now approximately 21'-6" of separation between the Staley House and Blacksmith Shop. For reference, at the Frisco Historic Park many of the buildings along 2nd Avenue are between 13'-35' apart.

CABIN 3

Cabin 3 has historically been located to the East of the Foote's Rest Building (reference Exhibit 3). Cabin 3 is proposed to be moved to the East side of Foote's Rest. It will sit approximately 12'-18" from Foote's Rest. This cabin is being relocated to the area where the 1970's addition is being removed. In lieu of rebuilding an addition to this area, the cabin will serve as additional storage without being attached to the historic Foote's Rest building. Not attaching or remodeling the existing historic building is a preferred historic preservation practice. In addition, there is a public benefit to locating the cabin adjacent to the public plaza space. This location will prominently display a historic building façade to the plaza adding warmth and authenticity to the space. The cabin will be turn 180 degrees from its current alignment allowing a time period window to face the courtyard.

INCREASED VISIBILITY AND ACCESS

One purpose of preservation is to increase access to community history. The proposed modification supports this through the relocation of one cabin, providing better visibility to the Staley House and Blacksmith Shop. In our winter season, increased distances between the buildings will allow for areas where snow is pushed so it is not sitting against the buildings trapping moisture. The proposal also provides more visibility to the west side of the Foote's Rest building.

IMPROVED PEDESTRIAN EXPERIENCE

The courtyard allows pedestrians to experience the historic structures from multiple locations and angles. There is more visibility into the courtyard and between the buildings. The pedestrian access into the historic courtyard is widened from Main Street and 5th Avenue. The historic courtyard becomes larger. There is also a gracious opening along 5th Avenue that provides visual breaks into the courtyard. We were also able to widen the distance between the Blacksmith shop and the proposed building allowing for a more generous and inviting pedestrian access point at 5th Avenue.

SUMMARY

The proposed modification is an overall benefit to the project site plan and improves the pedestrian experience, and the changes are consistent with the requirements of the contract and town code. We look forward to reviewing the proposal with staff and the Planning Commission and responding to any questions.