

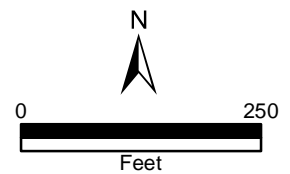
10-I-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



205 E. Hill Ave. 37902
James White Fort Individual H Landmark

Original Print Date: 10/12/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Rick Staples Kimber Staples LLC



Meeting: 2/16/2023
Applicant: Rick Staples Kimber Staples LLC
Owner: James White Fort Association, Inc

Property Information

Location: 205 E. Hill Ave. **Parcel ID** 95 I C 002
District: James White Fort Individual H Landmark
Zoning: OS (Parks and Open Space)
Description: N/A

Museum complex comprised of 8-10 log and wood structures, illustrating c.1800 frontier complex of James White.

Description of Work

Level II Construction of Addition or Outbuilding

Revision to October 2022 submission. New secondary structure, combining a pavilion and a new bathroom facility. Pavilion measures 42' wide by 75'-6" long, which incorporates a 10'-4" bathroom and storage area at the rear (north side) of the pavilion, enclosed under the primary roof. The pavilion features an 8/12 pitch, front gable roof clad in "shake shingle," supported by 12 by 12 square posts with a timber frame truss open gable on the front (south) elevation. The rear massing is clad in board-and-batten siding. The pavilion's façade will be aligned with that of the primary cabin, set 10' to the left (west).

Applicable Design Guidelines

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Comments

The application was postponed at the October 2022 HZC meeting to "so the applicant may revise the site plan and elevation drawings and modify 1) placement, 2) massing, and 3) overall design of pavilion and bathroom buildings to better align with the museum complex."

Staff Findings

1. The James White Fort complex is protected by a local historic overlay. The original fort was located on a site nearby, along present-day State Street between Church and Clinch Avenues. The original cabin was dismantled in the early 1900s and logs were used in a house built on Woodlawn Pike in South Knoxville. In the 1960s, the City Association of Women's Clubs led efforts to acquire the Woodlawn Pike house and use the logs in reconstructing the cabin on E. Hill Avenue. The secondary structures on the complex recreate typical outbuildings of the late 18th century in East Tennessee. The James White Fort complex was opened to the public in 1970.
 2. The existing James White Fort complex is set at an angle to E. Hill Avenue on a parcel defined by Urban Renewal-era development. The buildings are set approximately 45' from the front property line and sidewalk at their closest point, with a large surface parking lot occupying half of the lot. A grassed lawn divides the museum complex and the sidewalk along E. Hill Avenue.
 3. The pavilion will be set adjacent to the main cabin, with the frontmost line of the pavilion aligned with the cabin's façade. In the revised proposal, the bathroom building is enclosed within the rear of the pavilion instead of a separate structure located at the front of the property. Placement of the bathroom building as a secondary feature on the property is appropriate. If possible, the pavilion should be recessed further towards the rear property line to reduce the visual impact of the non-historic structure.
 4. While the pavilion will be relatively visually transparent, due to the open-air nature of a pavilion, it is significantly larger in size than the other buildings on the complex. The application does not include a height comparison between the pavilion and the primary cabin. The rendering provided is not to scale. Especially if it cannot be recessed further on the property, the pavilion should be secondary in height and massing to the primary cabin.
 5. The buildings at James White Fort are characterized by log construction, stone foundation and chimneys, cedar shake roofs, and double-hung wood windows. The design of exterior elements ("shake shingle roofs," board-and-batten siding) proposed for the outbuildings are generally aligned with the Fort's predominant materials, though the applicant should provide material specifics, including detailed dimensions and a design pattern for the shakes, to confirm they reflect the roofing pattern of the primary cabin, and material specifics for the board-and-batten siding.
-

Staff Recommendation

Staff recommends approval of Certificate 10-I-22-HZ, subject to the following conditions: 1) reduction of pavilion's visual impact on overall property via revised placement, revised height and scale, or a combination of the two, with approval by staff; 2) material sample of "shake shingle" roofing and board-and-batten siding to be provided to staff for approval.



DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)
☒ HISTORIC ZONING (H)
☐ INFILL HOUSING (IH)

James White Fort

Applicant

9/28/2022

10/20/22

10-I-22-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Rick Staples

Kimber Staples LLC

Name

Company

P.O.Box 1122

Knoxville

TN

37901

Address

City

State

Zip

865-385-3589

Rick@kimberstaples.org

Phone

Email

CURRENT PROPERTY INFO

James White's Fort Executive Board

205 E. Hill Ave

865-525-6514

Owner Name (if different from applicant)

Owner Address

Owner Phone

205 E.Hill Ave.

Property Address

Parcel ID

RIVERFRONT WILLOW ST RED RESUB

Map 95 Parcel 2 Ward 06

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

9.28.22

Staff Signature

Please Print

Date

[Signature]

Rick Staples

09/28/22

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

- ☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

- ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☐ Major repair, removal, or replacement of architectural elements or materials ☒ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- ☒ Brief description of work: Addition of restroom facilities and open air pavilion

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

- ☐ Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

100.00

FEE 2:

FEE 3:

TOTAL:

100.00

SENT FOR:
JAMES WHITE FORT, PAVILION
205 East Hill Avenue,
KNOXVILLE, TN 37915

A NEW DESIGN CONCEPT FOR...

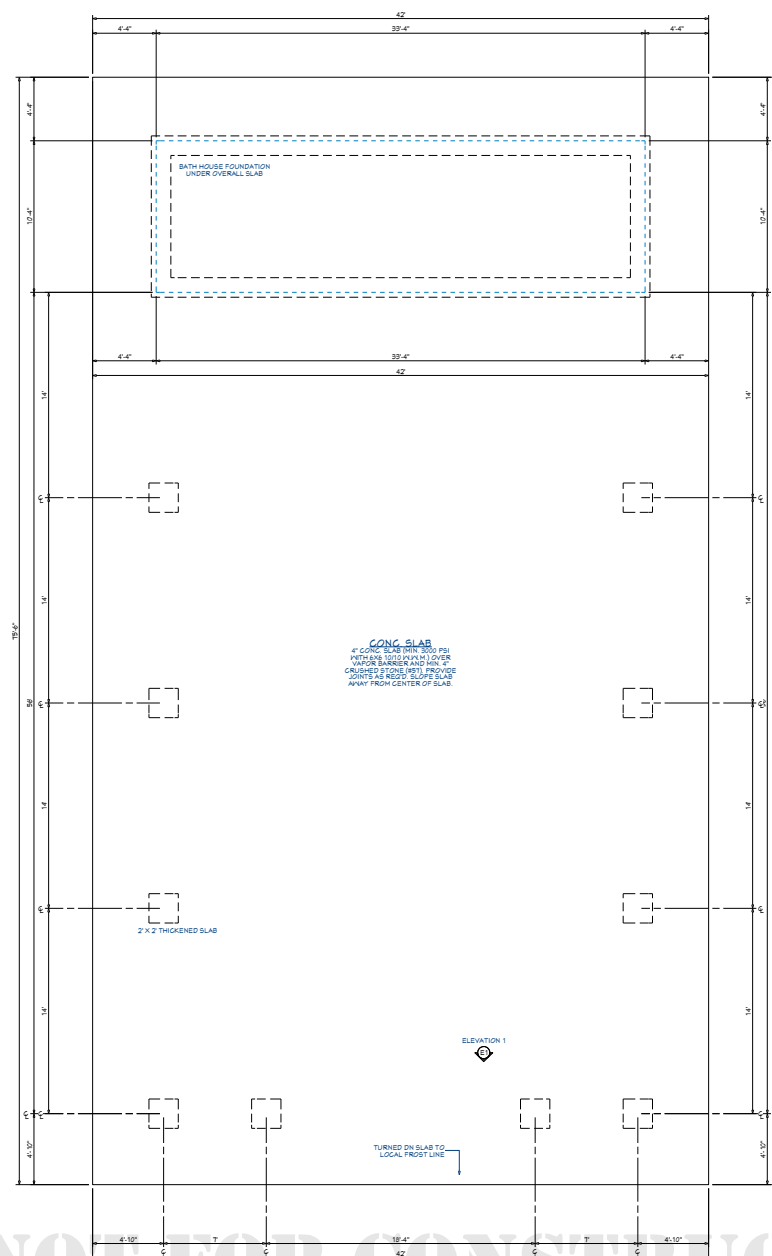
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 REVIEWED BY: _____
 SCHEMATIC DESIGN ■
 DESIGN DEVELOPMENT ■
 FOR REVIEW ONLY ■
 CONSTRUCTION ■
 DOCUMENT ■
 DATE: _____

DATE: _____

REVISIONS:						

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FOUNDATION PLAN: 1/4 in = 1 ft

DRAFT SET - NOT FOR CONSTRUCTION



VIRGINIA OFFICE:
180 Mountain View Ln.
N. Tazewell, Virginia 24630

TENNESSEE OFFICE:
1609 Clear Brook Dr.
Knoxville, Tennessee 37922
Direct: 540.556.8389

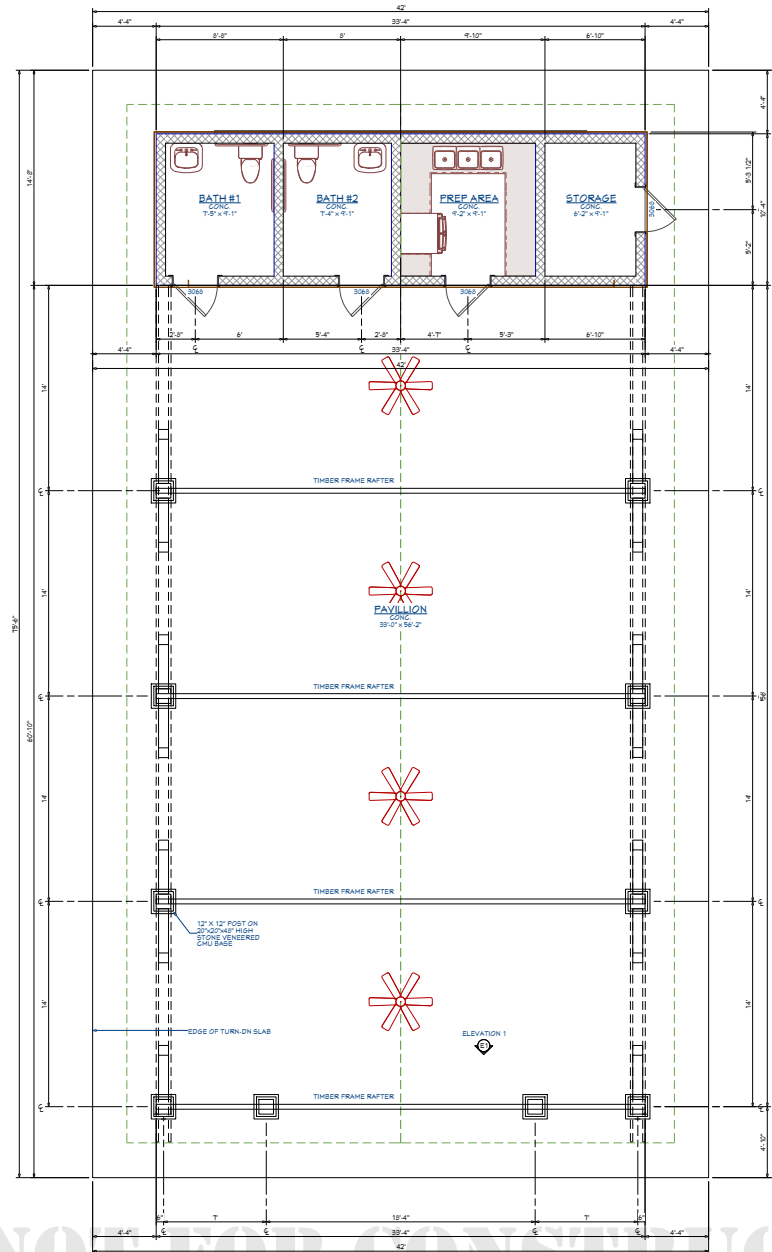
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KNOXVILLE, TN 37915

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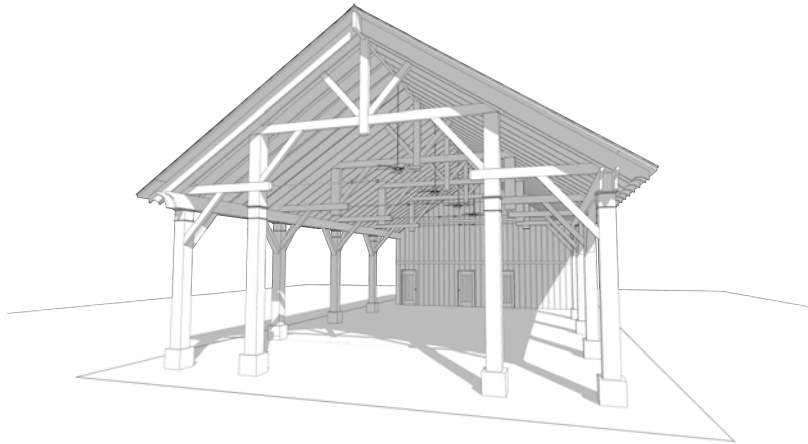
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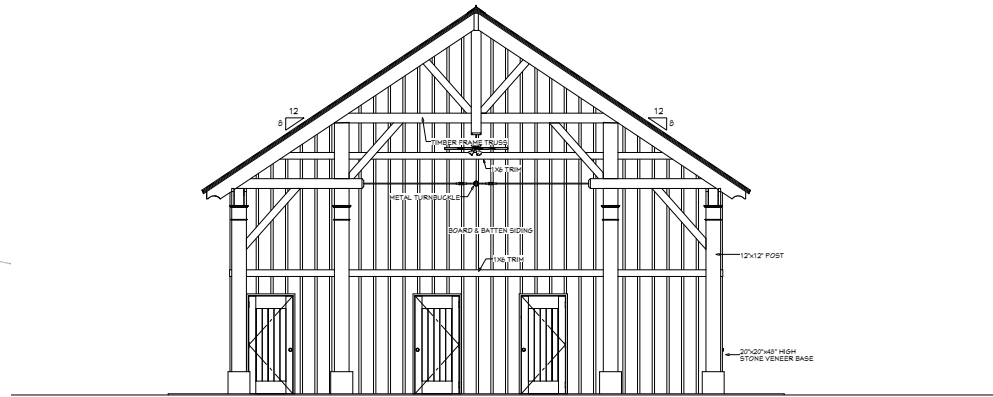


FLOOR PLAN: 1/4 in = 1 ft

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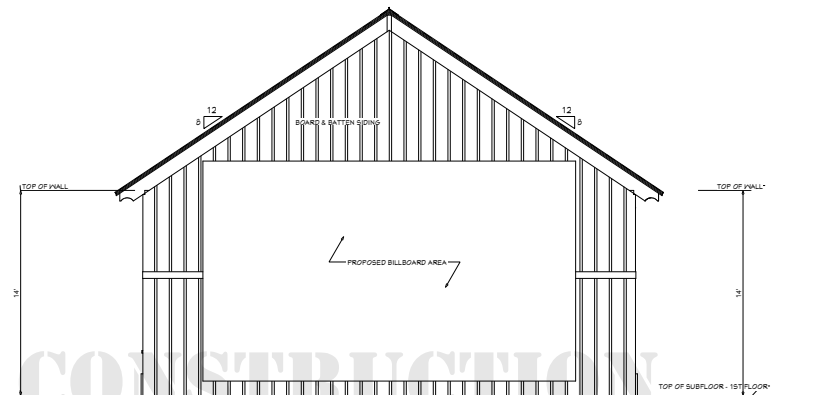
3D FRONT PERSPECTIVE



FRONT ELEVATION: 1/4 in = 1 ft



3D PERSPECTIVE: PROPOSED BILLBOARD WALL



REAR ELEVATION: 1/4 in = 1 ft



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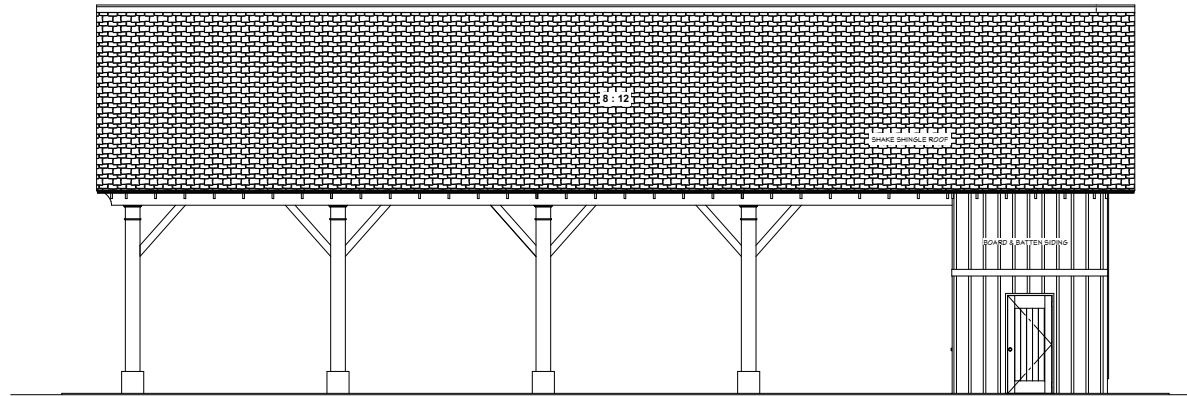
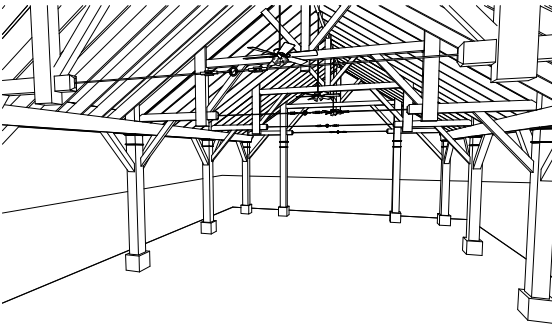
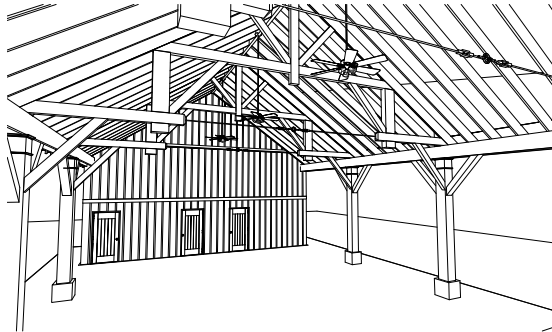
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CONSTRUCTION DOCUMENT

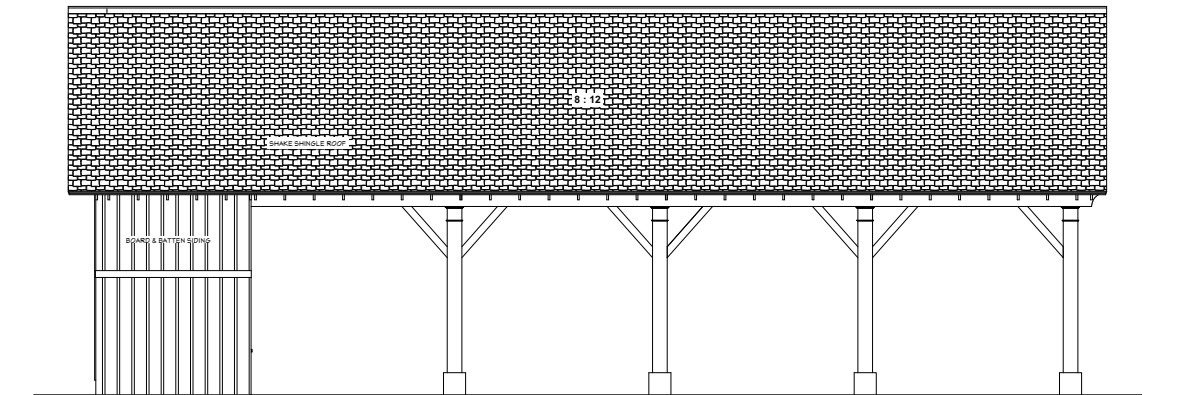
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RIGHT ELEVATION: 1/4 in = 1 ft



LEFT ELEVATION: 1/4 in = 1 ft

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Core Design, LLC
VIRGINIA OFFICE:
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N. Tazewell, Virginia 24630

TENNESSEE OFFICE:
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Direct: 540.556.8389

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DATE: _____

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DATE: _____

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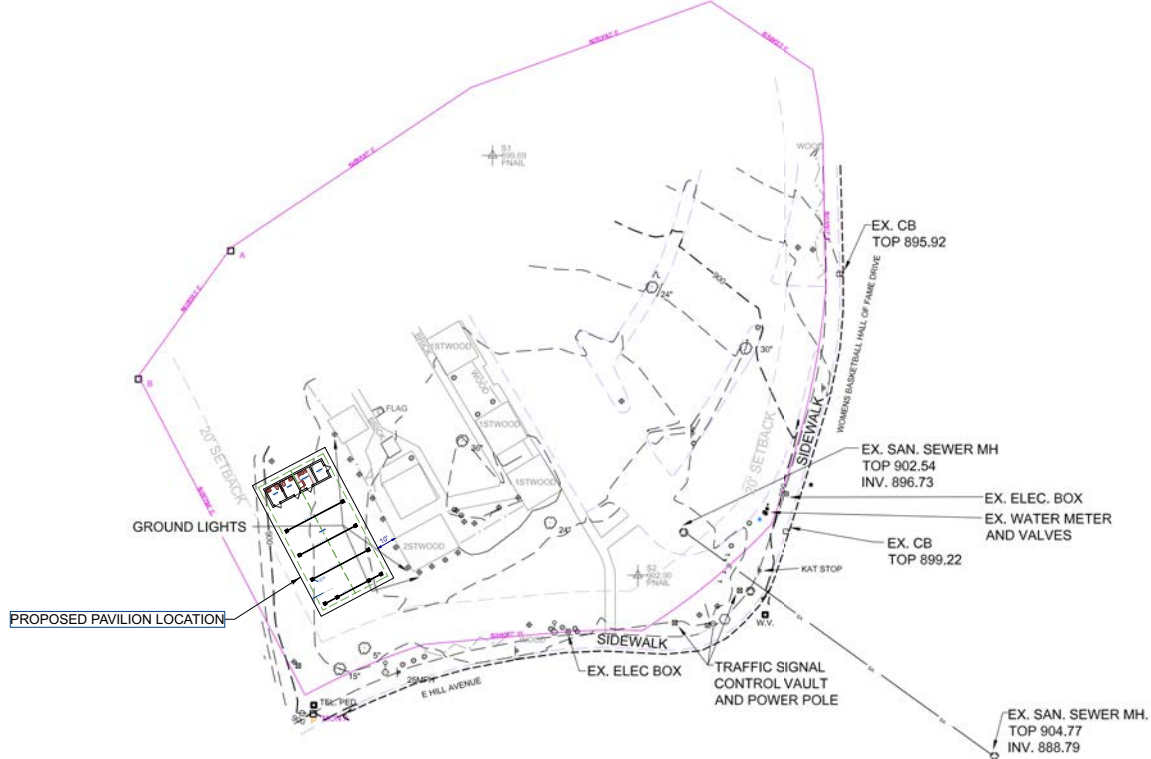
PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND

PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

--- 900 ---



DEVELOPER: KIMBER STAPLES, LLC.
P.O. BOX 1122
KNOXVILLE, TN 37901
(865) 385-3559

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN 37938
(865) 947-5599
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 425-4053



NOTES:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE CALL AT 1-800-381-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE COORDINATE NUMBERS.



NO.	DATE	DESCRIPTION	BY	CHK.

ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	JAMES WHITE FORT CITY OF KNOXVILLE	EXISTING CONDITIONS (WITH PROPOSED PAVILION LOCATION)	DESIGNED BY: RGC&A RSC DRAWN BY: GLD DATE: 11/15/2022 SCALE: 1"=30' 2240 SHEET NO. 1 OF 1 SHEETS
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