



**KNOXVILLE HISTORIC ZONING COMMISSION  
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 6304 Westland Dr 37919

**FILE NO.:** 7-L-16-HZ

**DISTRICT:** Glenn Craig Landmark H-1 Overlay

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**MEETING DATE:** 7/21/2016

**APPLICANT:** Jonathan Miller, Architecture and Design; William Exum, R.A. (Architects)

**LEVEL OF WORK:** Level II. Construction of additions

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**PROPERTY DESCRIPTION:** Tudor Revival (1922)

Glen Craig is a Tudor Revival house designed in the "Cotswald" idiom. The steeply pitched roof with multiple gables is sheathed in slate tiles. Tudor Revival moldings frame the front entry, and the steel casement windows are multi-paned with transoms. The stone veneer is rough-cut marble, apparently from the Craig's quarries. Rear elevation walls are stuccoed. A flagstone court is located in a recessed area at the rear of the house. A wood pergola is also located on the rear elevation. John J. Craig, III. had the house design and built as his summer home. The house was remodeled in 1926 by Charles Barber and McMurray, with landscape design by Charles Lester.

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► **DESCRIPTION OF WORK:**

The owners' proposal is to locate additions to the rear and sides of the house rather than revising the original floor plan. A three-car garage is proposed for the west side of the house, and is to be embedded into the existing topography. Additions with stucco sheathing to match the later random and rough stucco existing on the rear of the house are proposed. The additions are proposed to have simulated-divided-light-casement windows to match the configuration of the steel casement windows on the original house. The original steel casement windows are proposed to be repaired.

There will be no removal of historic stone material from the house. Within the west side addition, the exterior stone wall will be preserved; however, a 17-foot length of a later stucco wall will be removed. The only historic material proposed to be relocated is a bank of 3 steel casement windows on the west side to be projected directly across from their current location to the new outer wall (see page 6 labeled "right side view"). On the rear, the sunroom, which is a later addition, and the kitchen chimney will be removed (see page 3 labeled "left side view"), and a one-and-a-half-story addition is proposed in this location with a side gable facing the driveway. This addition will have a roof pitch to match that on the main house, stuccoed walls, and a bank of four wooden SDL casement windows to match those on the historic house.

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► **APPLICABLE DESIGN GUIDELINES:**

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

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

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3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
  4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
  5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
  6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.
  7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.
  9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  10. Wherever possible, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

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**COMMENTS:**

**STAFF FINDINGS:**

1. The house is planned to be utilized for its original use as a single-family residence.
2. The house is clad in original rough-cut marble on the front, the east (driveway side), and the front-most portion of the west side and features the original steel casement windows. The rear, and the back portions of the east and west sides are stucco.
3. The distinguishing original qualities of the building will not be destroyed since there will be limited removal and relocation of any historic material or distinctive architectural feature. All distinctive features, finishes, and stone masonry construction on the main house shall be preserved. The landscaping, topography, and large trees will not be destroyed. The only historic material proposed to be relocated is a bank of 3 steel casement windows on the west side to be projected directly across from their current location to the new outer wall. On the rear, the



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sunroom, which is a later addition, and the kitchen chimney will be removed.

4. The new additions are designed in such a manner that if they were to be removed in the future, the essential form and integrity of the house would not be impaired.

5. The deteriorated steel casement windows and stonework will be repaired. The proposed wooden simulated-divided-light casement windows with thin-clad sash for the additions are compatible with the profile of those on the historic house.

6. Additions will be covered in stucco so that they will be distinguishable from the original stone structure.

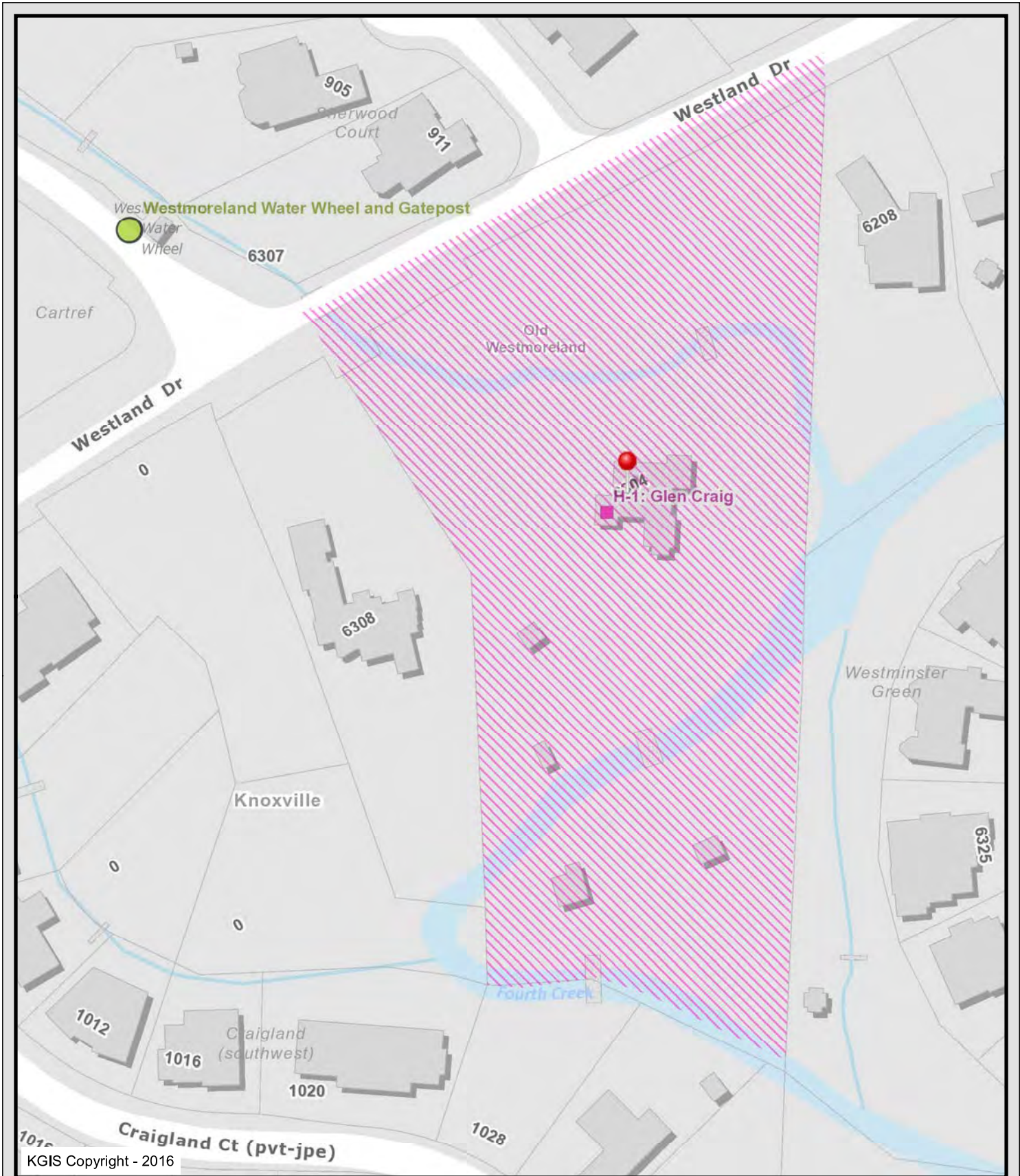
7. All roof pitches on additions are below that of the historic house.

8. The garage proposed for the west side of the house will be embedded into the existing topography so that it will remain low and somewhat obscured from the front. The garage is only connected to new construction and not the original; is offset from the original structure and not engaged in it; and is embedded in the hillside, all which minimize its impact.

9. Staff believes that although the additions are somewhat extensive, they are on the sides and rear of the house as recommended by the SIS. However, the proposed addition on the prominently visible east side next to the driveway projects approximately 3 feet beyond the original front porch. This significantly modifies that portion of the house toward the rear and gives the addition undue prominence.

► **STAFF RECOMMENDATION:**

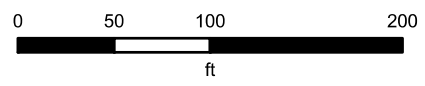
Staff recommends approval of the proposal with the condition that the addition proposed for the east side be narrowed by 3 feet to be more in line with the existing house and reduce its prominence.



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6304 Westland Drive  
Glen Craig H-1

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JONATHAN MILLER  
ARCHITECTURE & DESIGN

*July 7th, 2016*

*Glen Craig House Renovation Proposal*

The Glen Craig house was originally built as a summer home for John Craig Jr. in 1888. In 1926 it's renovation with additions in the Tudor Revival style made it a modern year-round residence for that era. Many of these renovations can still be seen in the structure 90 years later. While the past renovations have done well for their time, they too are in need of a new renovation and repair. Deterioration from U.V. and moisture damage can be seen on the majority of the building components inside and out including structure, finish material on all surfaces, electrical, mechanical, and plumbing. Additional minor renovation and additions have occurred to the structure in the past 40 years. These too show signs of deterioration. Some of these recent additions to the structure were aesthetically pleasing in the era of which it was installed but don't necessarily reflect the Tudor Revival composition of the 20's renovation.

Now under the ownership of Jennifer and Blake Bookstaff, this historical structure has the opportunity to continue to be preserved and enjoyed as a private residence while contributing to the beauty of the surrounding community.

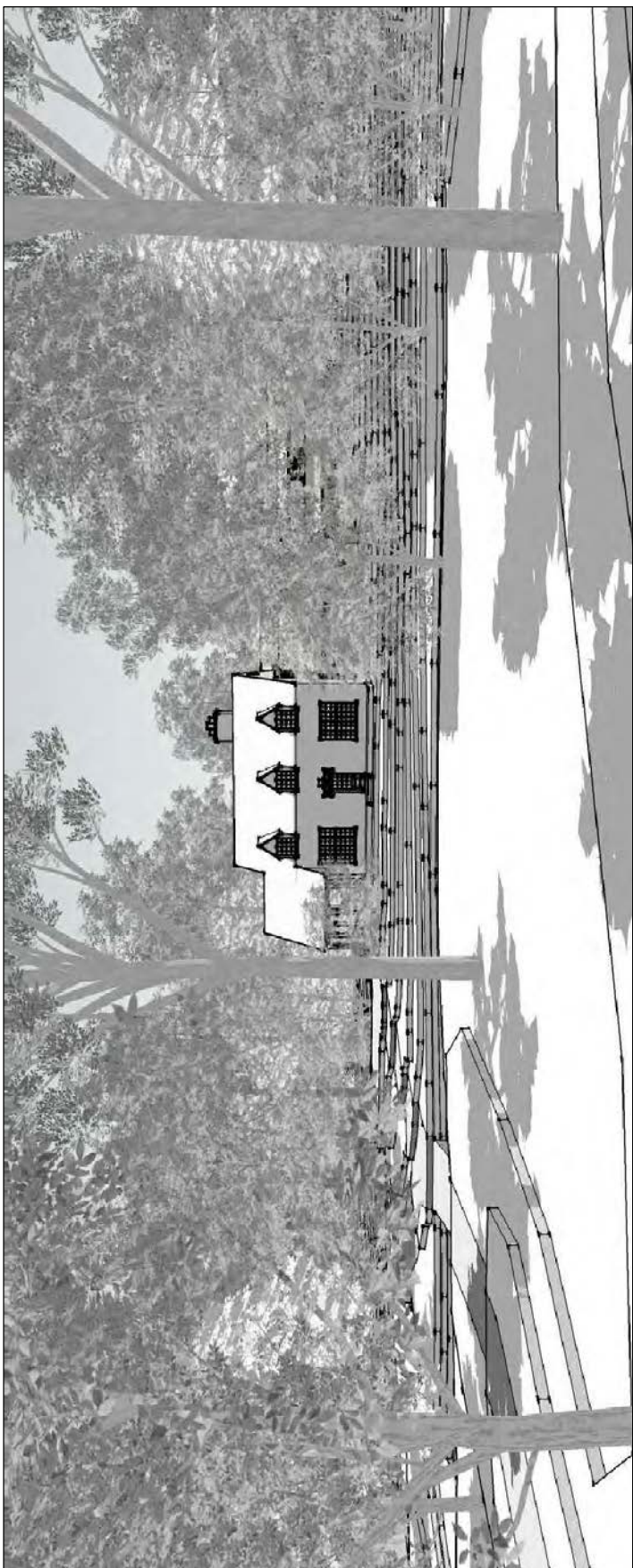
The goal of the proposed renovation is to clean, preserve and protect the existing building components from the 1920's, and prior, that can be done with respect to current building codes, safety, user comfort and value in real estate investment.

One of the many challenges in the design process was how to marry user function with preservation. The design intent is to meet the needs of the user and the market it serves while greatly respecting the original exterior form, material and its relationship to the existing property. In order to add many of the modern amenities within the program, it was necessary to add on to the existing form. Two major design directions were taken to reduce the impact to the original form. Those directions were to keep the additions as low as possible in relation to the original form (this meant keeping majority of the functions on the ground level) and to do the additions on the least visible side. The majority of the addition not only steps back away from the street and other residences but also tucks itself below grade and into the hillside.

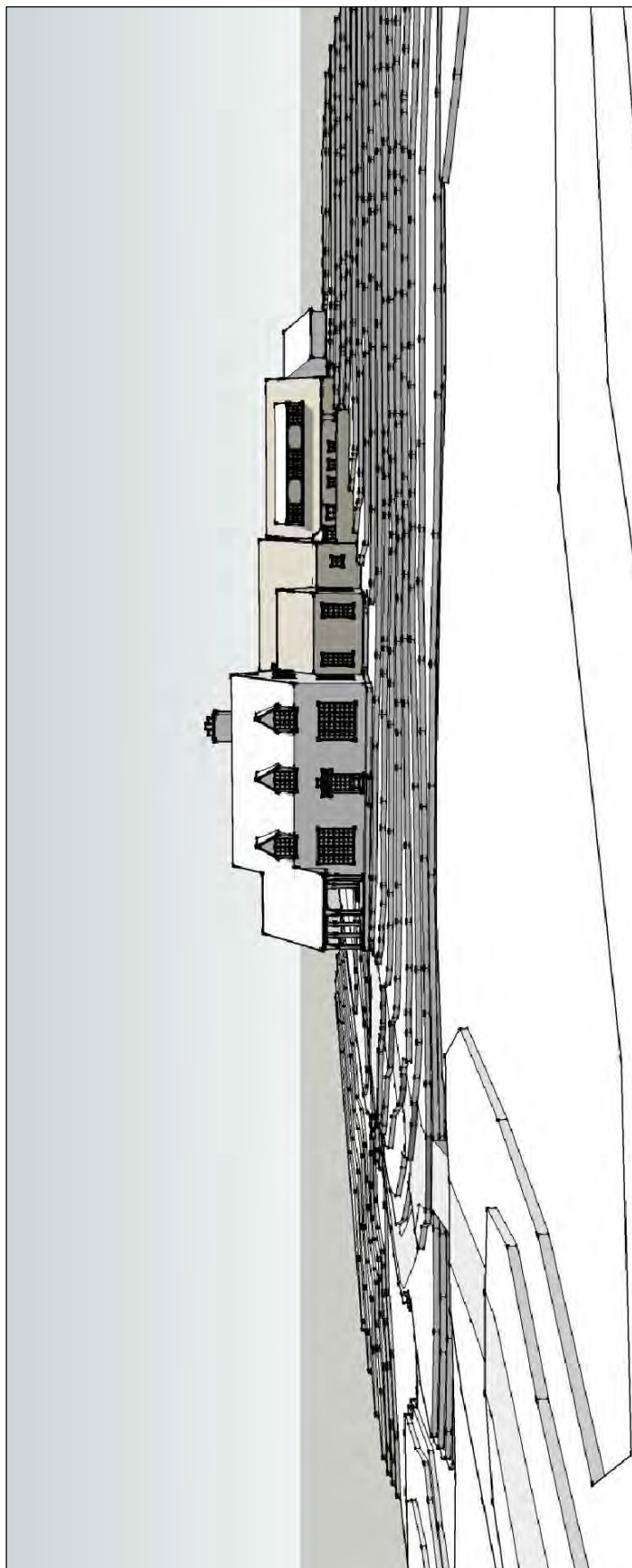
Design considerations in form, function, and material were also carefully considered. In most historical resident contexts one exterior material would have been chosen for the entire structure during its original construction. To respect the original structure during a renovation a design decision might be made to use a different form, style, material, or material color to contrast the addition against its

greater original form. A question in the validity of this methodology might come into play when a structure has already seen several renovations or multiple materials and forms were used during the birth of the structure. When does the overall composition become a “hodge podge” of styles, materials, and color. The design consideration in the proposed addition is to respectfully contribute to the overall Tudor style without adding competing forms, elements or materials. The detailing of the proposed becomes minor to the original structure and the comparisons of “new vs. old” becomes apparent in user function and applications of the materials.

Jennifer and Blake Bookstaff, as well as Jonathan Miller Architecture & Design, are excited to be part of the opportunity to preserve and contribute to this local historical structure.

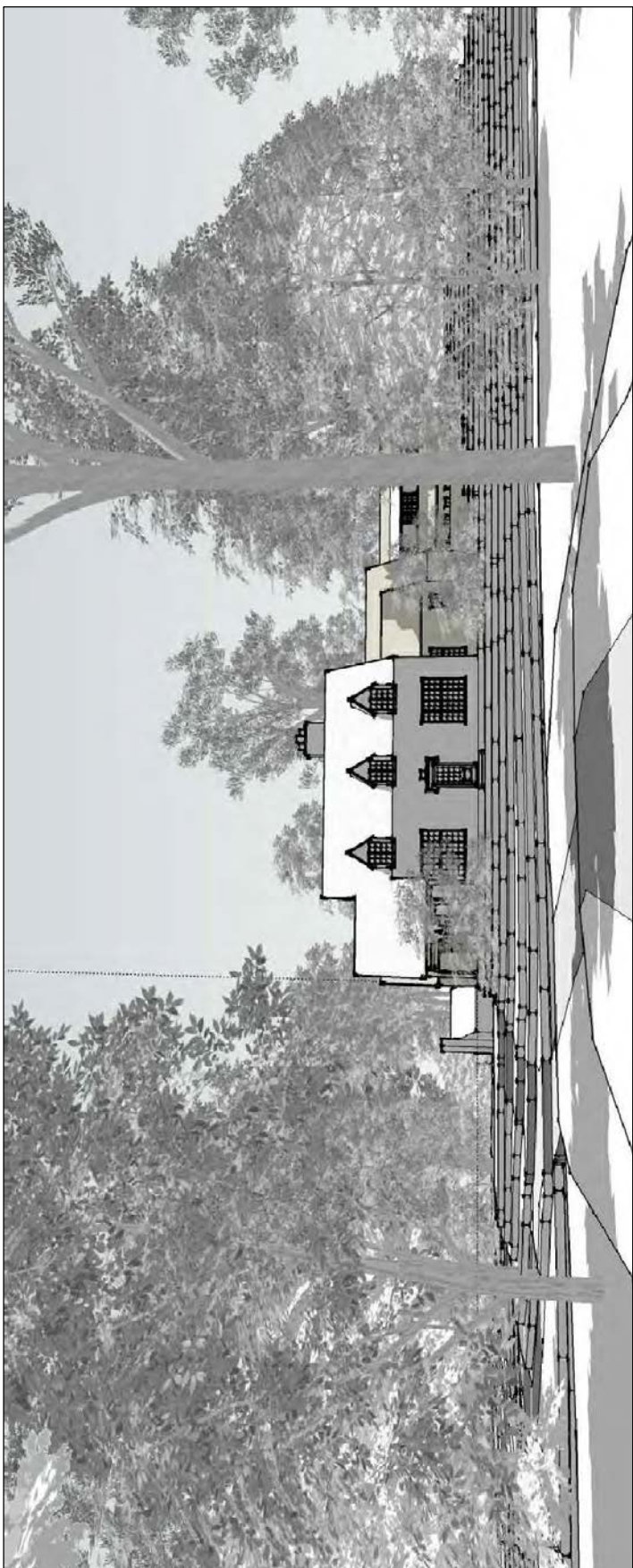


View from Westland Drive

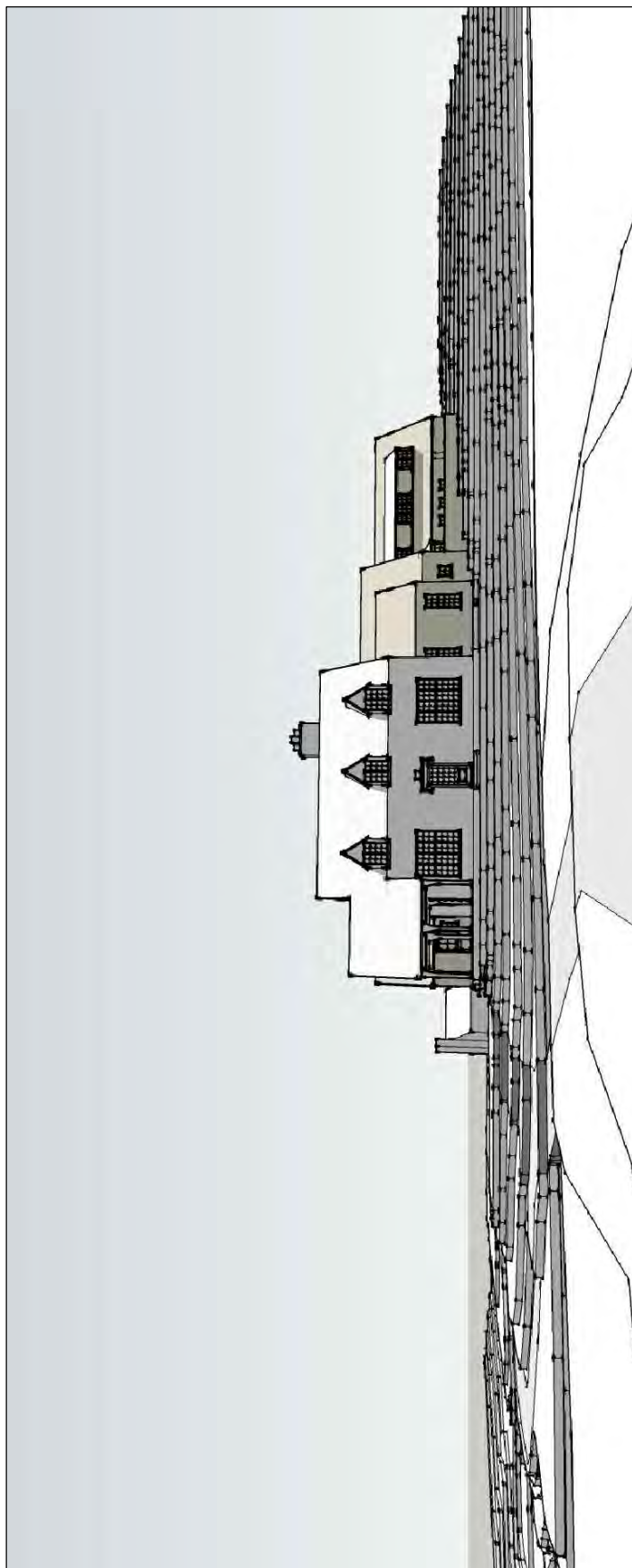


View from Westland Drive If All Trees Were Removed





View from Drive In

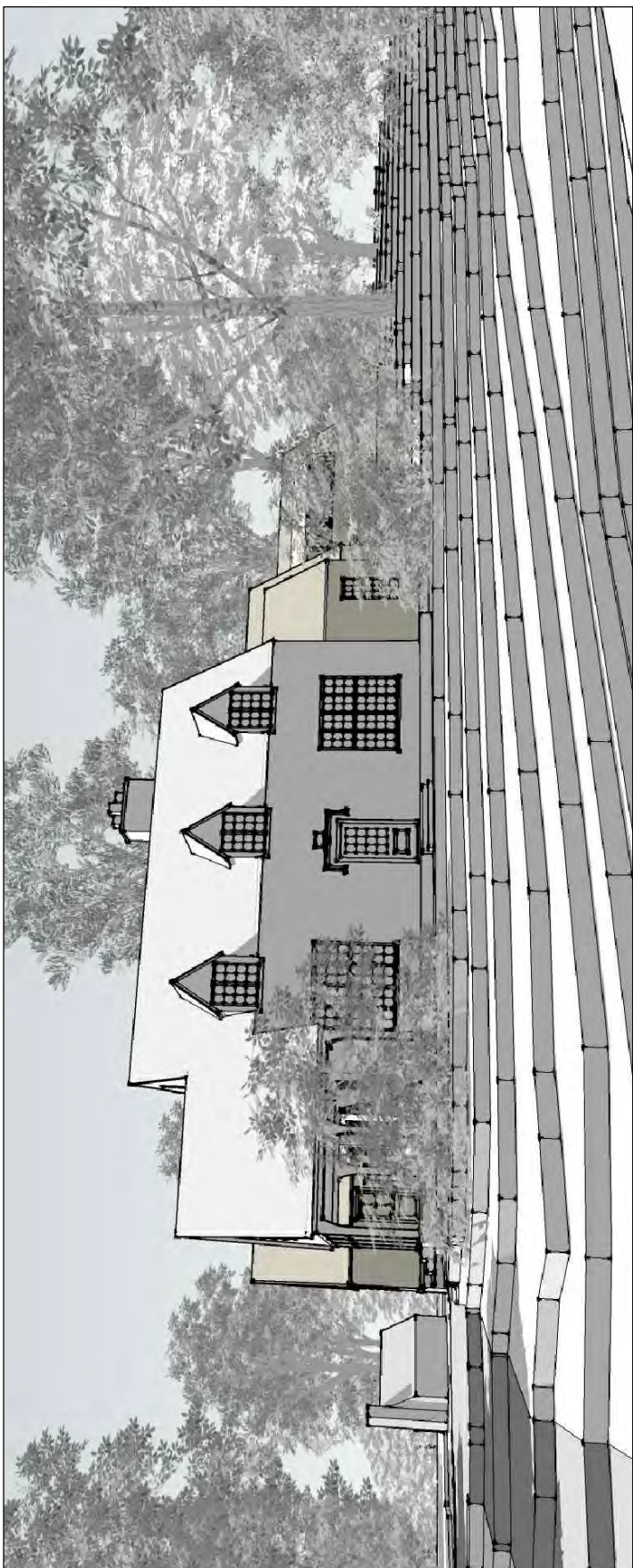


View from Drive In If All Trees Were Removed

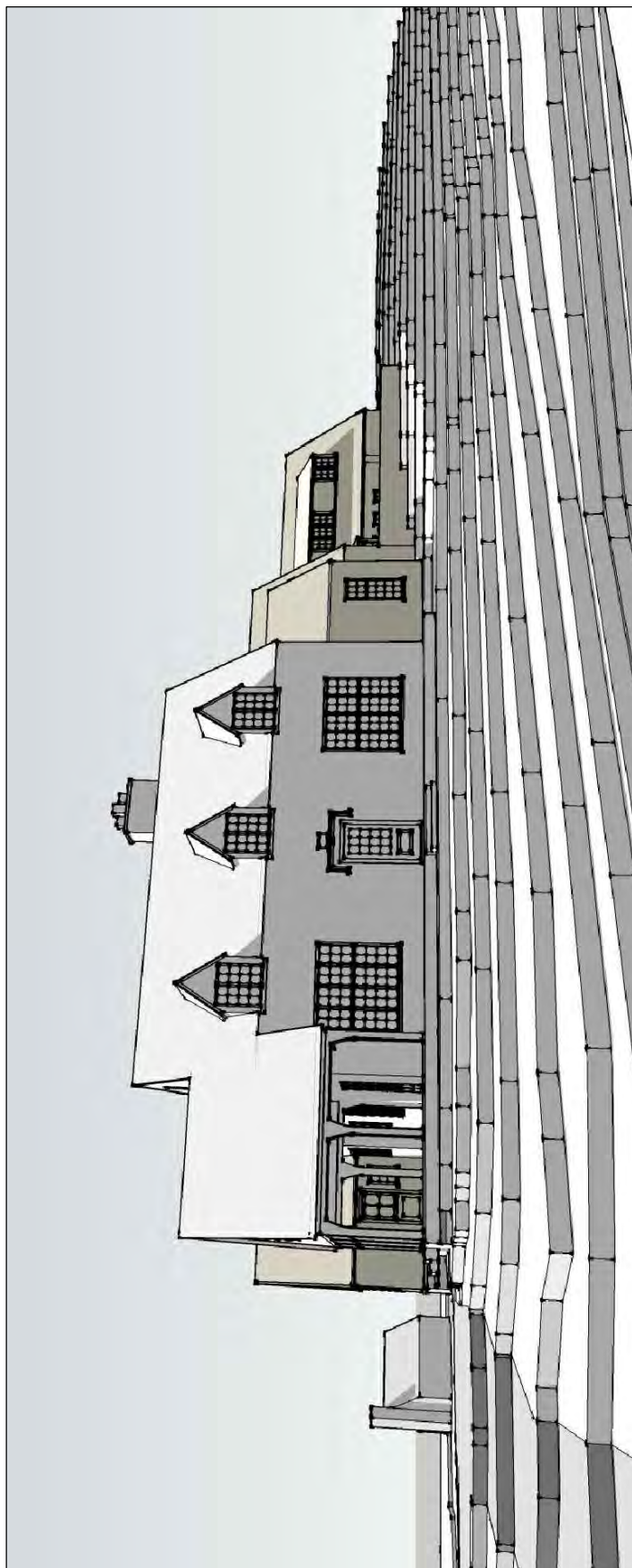
HISTORICAL REVIEW







View from Bridge on Drive In

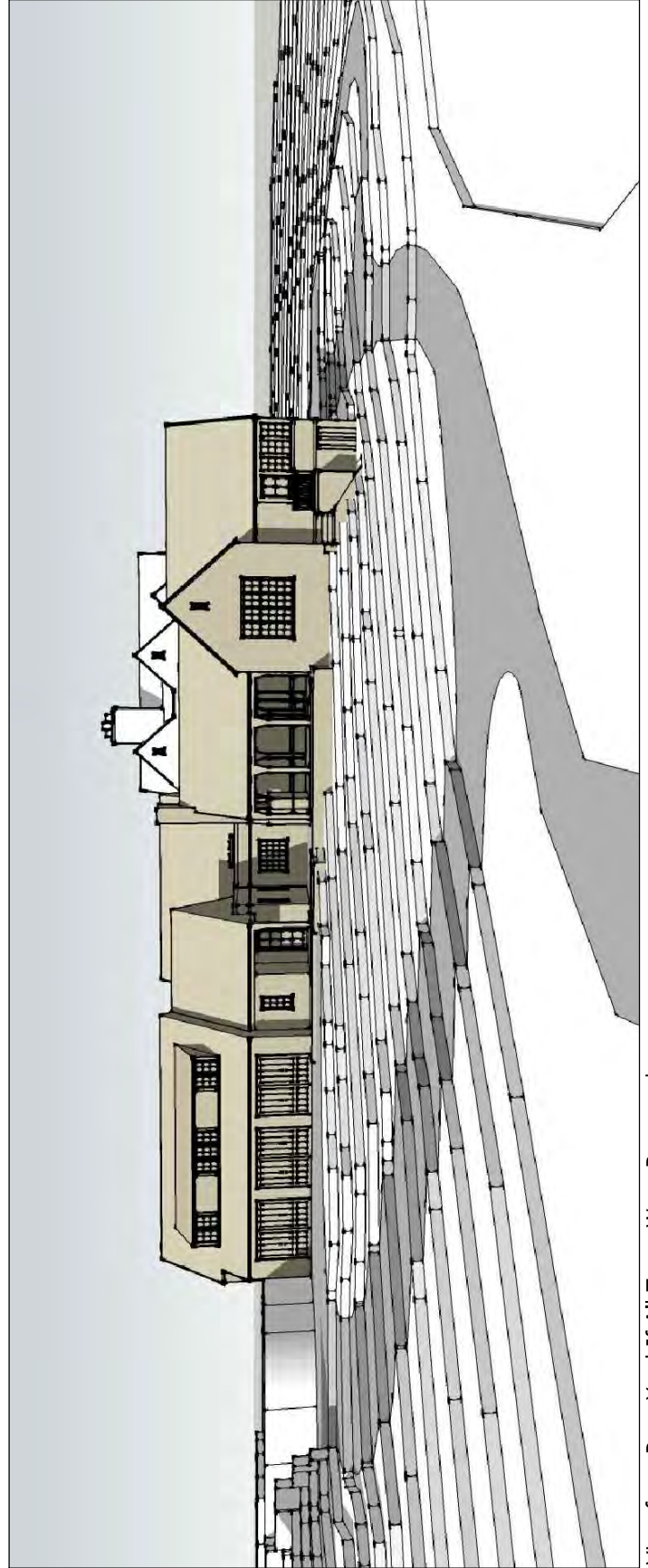


View from Bridge on Drive In If All Trees Were Removed





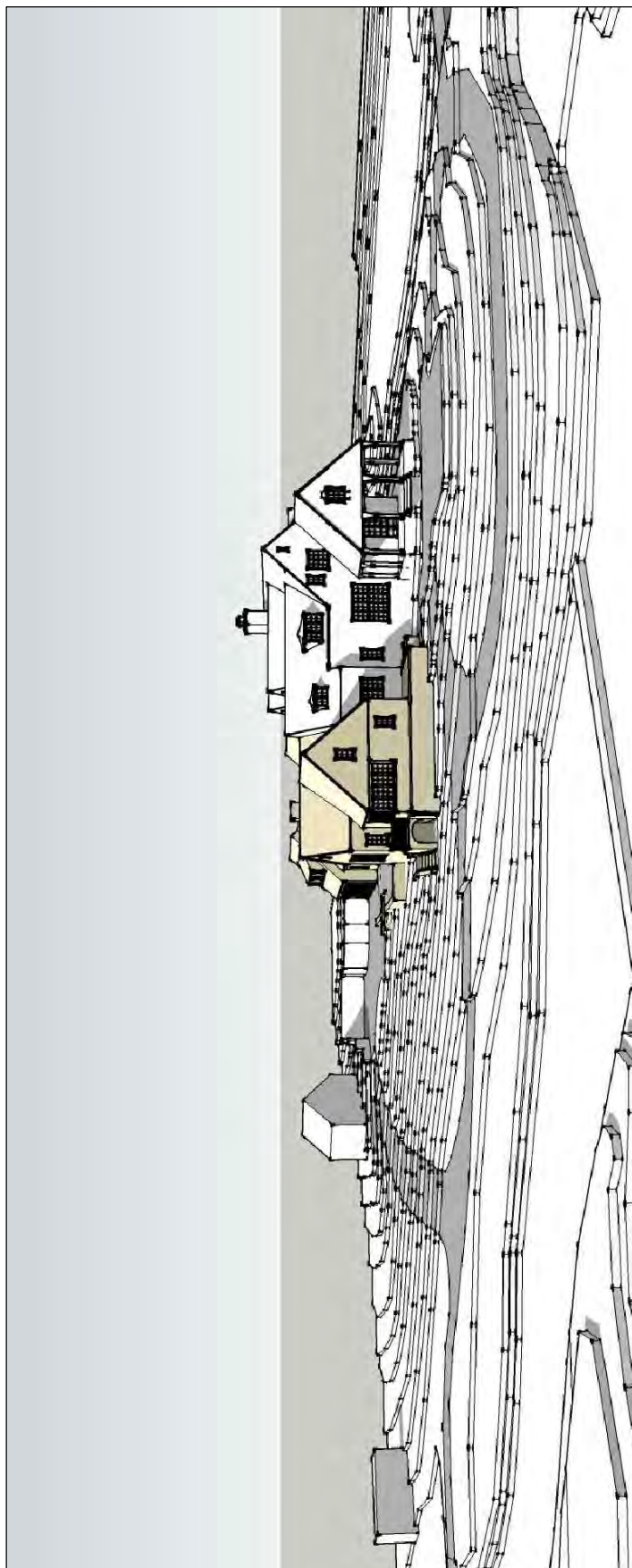
View from Rear Yard



View from Rear Yard If All Trees Were Removed



View from East Neighbor

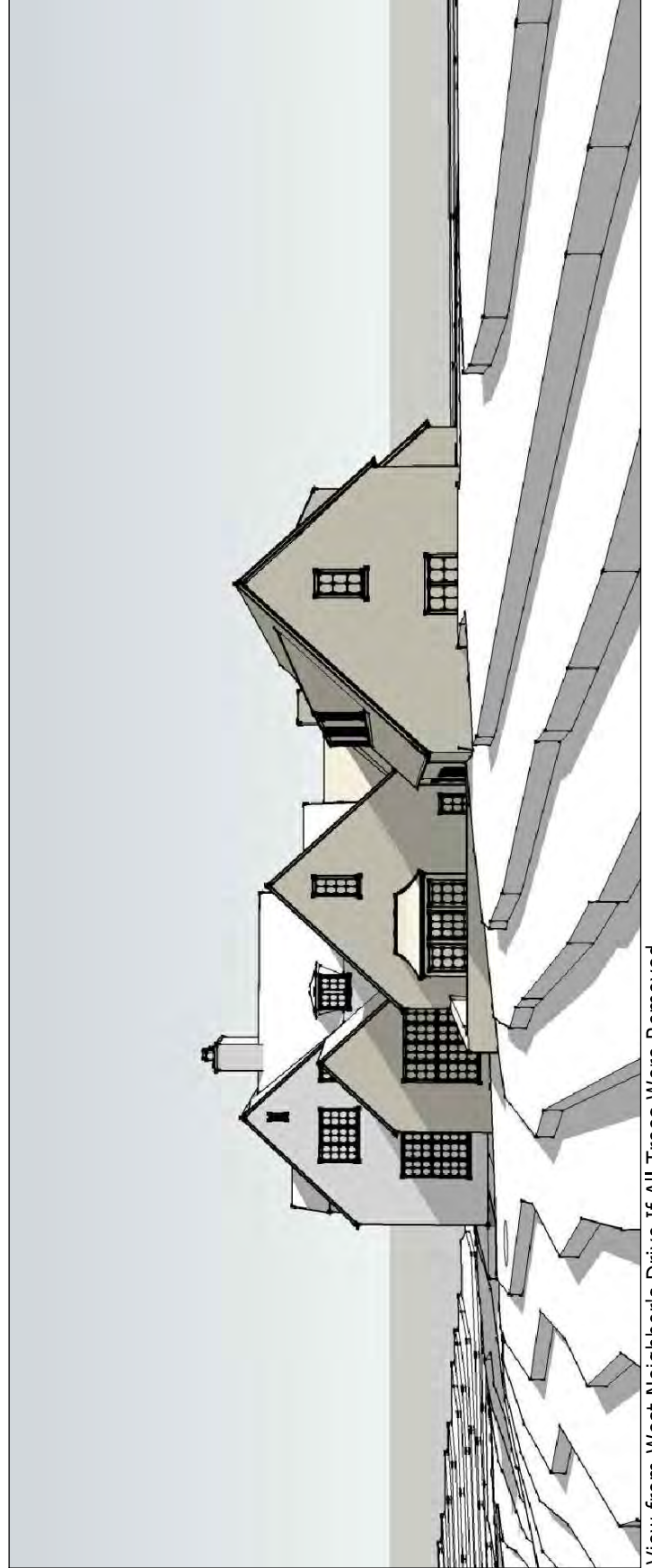


View from East Neighbor If All Trees Were Removed





View from West Neighbor's Drive



View from West Neighbor's Drive If All Trees Were Removed

HISTORICAL REVIEW



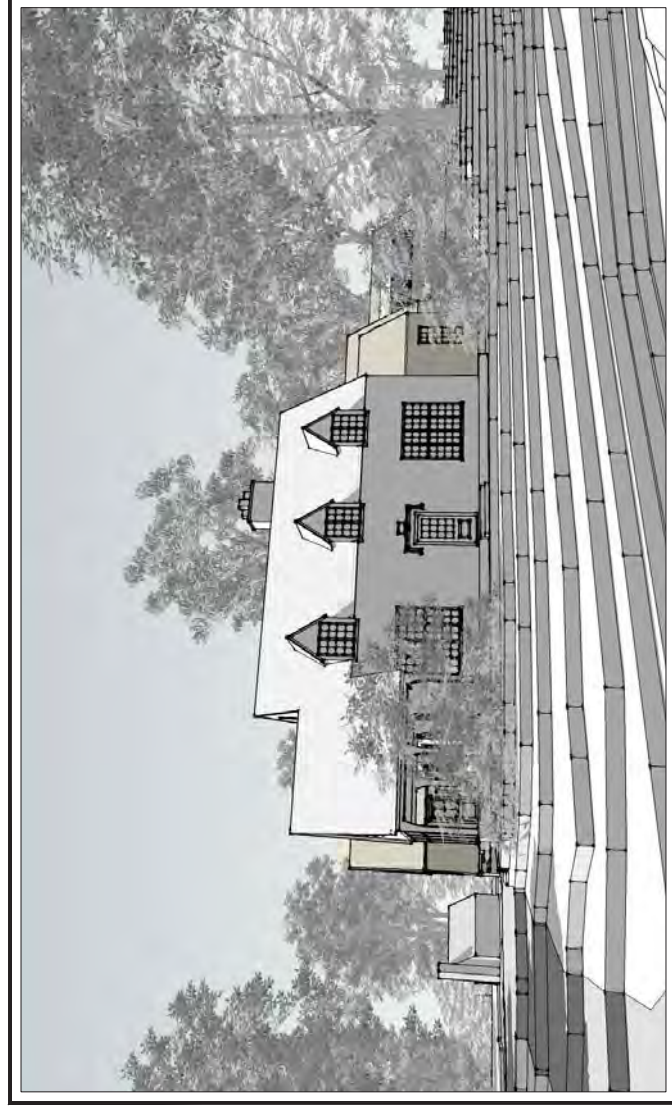
1 - Front View



2 - Left Side View / Entry Porch

# Glen Craig Residence Renovation by Jennifer & Blake Bookstaff

6304 Westland Drive  
Knoxville, Tennessee 37919



Historical Review  
July 5, 2016

**Owner**

Jennifer & Blake Bookstaff  
6304 Westland Drive  
Knoxville, Tennessee 37919

**Architect**

Jonathan Miller Architects  
Contact: Jonathan Miller  
6304 Westland Drive  
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P: 865.602.2435  
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**Contractor**

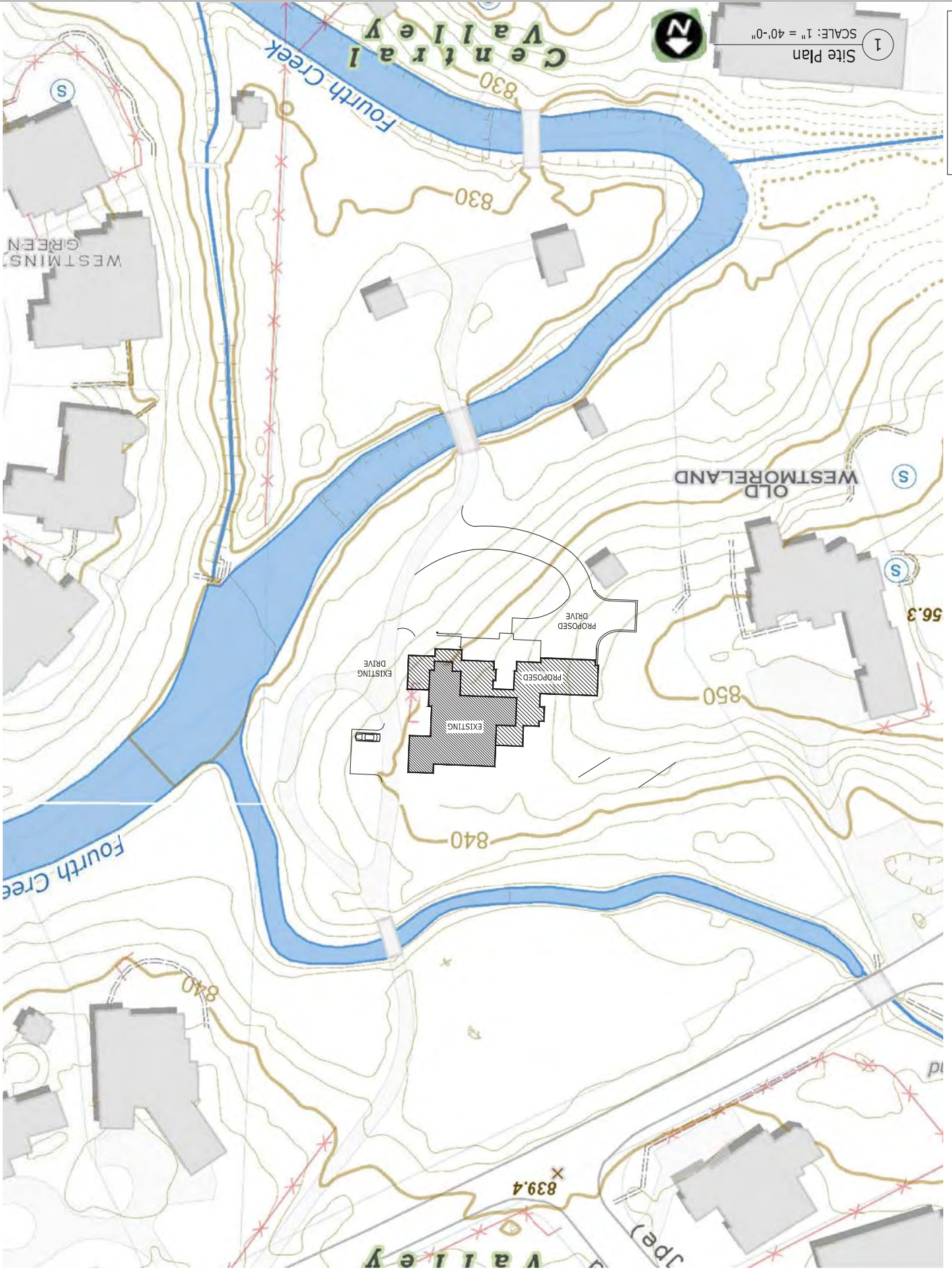
Hickory Construction  
124 Kent Place  
Alcoa, Tennessee 37701  
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E: mcbronn@hickoryconstruction.com

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- AB.3.3 EXISTING CONDITION EXTERIOR ELEVATION - REAR
- AB.3.4 EXISTING CONDITION EXTERIOR ELEVATION - LEFT SIDE



HISTORICAL REVIEW  
NOT FOR CONSTRUCTION



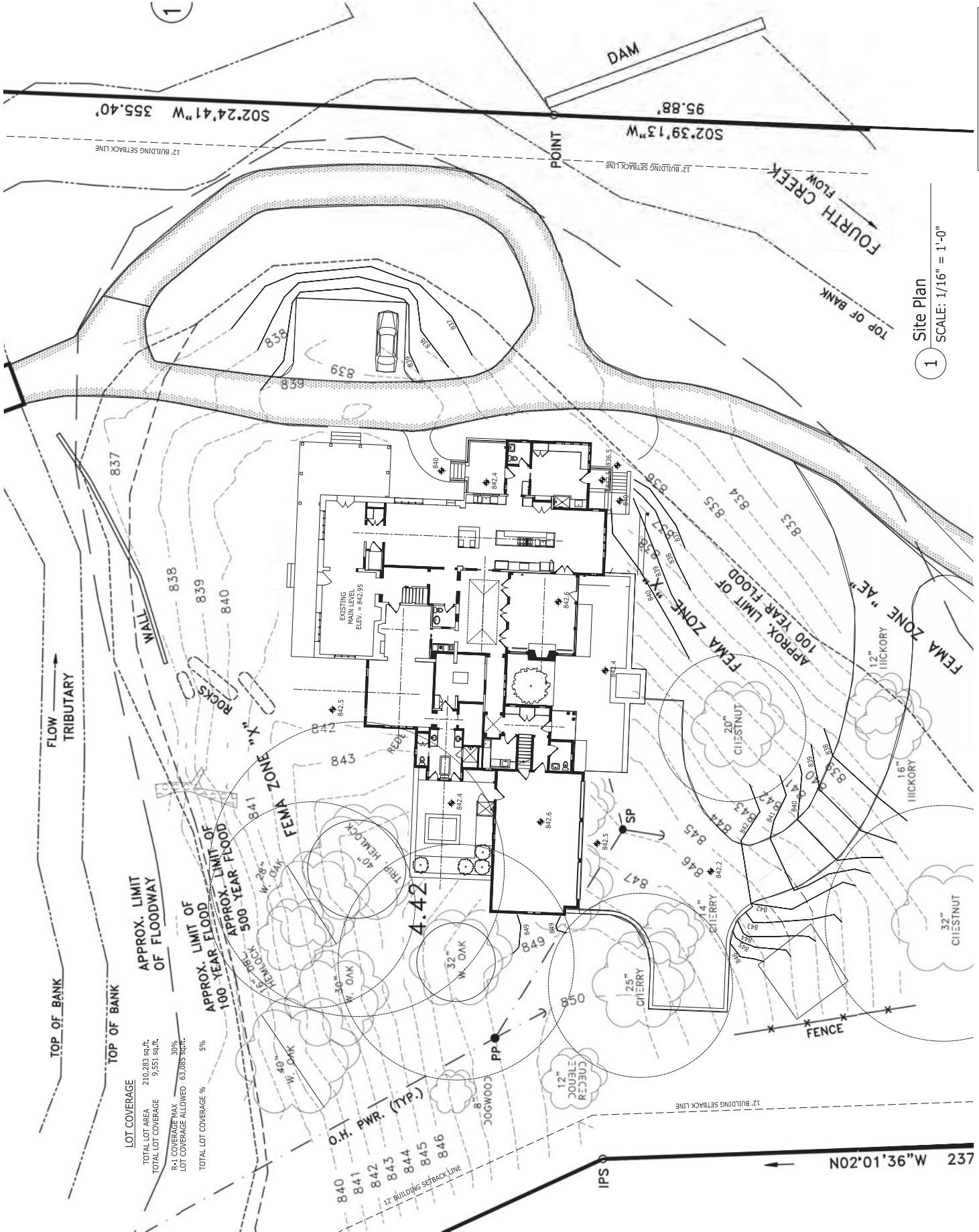
1 Site Plan  
SCALE: 1" = 40'-0"

HISTORICAL REVIEW  
NOT FOR CONSTRUCTION





HISTORICAL REVIEW  
NOT FOR CONSTRUCTION



**LOT COVERAGE**

TOTAL LOT AREA	210,283 sq.ft.
TOTAL LOT COVERAGE	9,551 sq.ft.
R-1 COVERAGE MAX	30%
LOT COVERAGE ALLOWED	63,085 sq.ft.
TOTAL LOT COVERAGE %	5%

1 Site Plan  
SCALE: 1/16" = 1'-0"

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HISTORICAL REVIEW  
NOT FOR CONSTRUCTION



View from Rear Yard



View from East Neighbor



View from West Neighbors Drive

### Proposed Site Views

Not To Scale



Existing House  
Color Designation



Proposed Addition  
Color Designation



View from Westland Drive



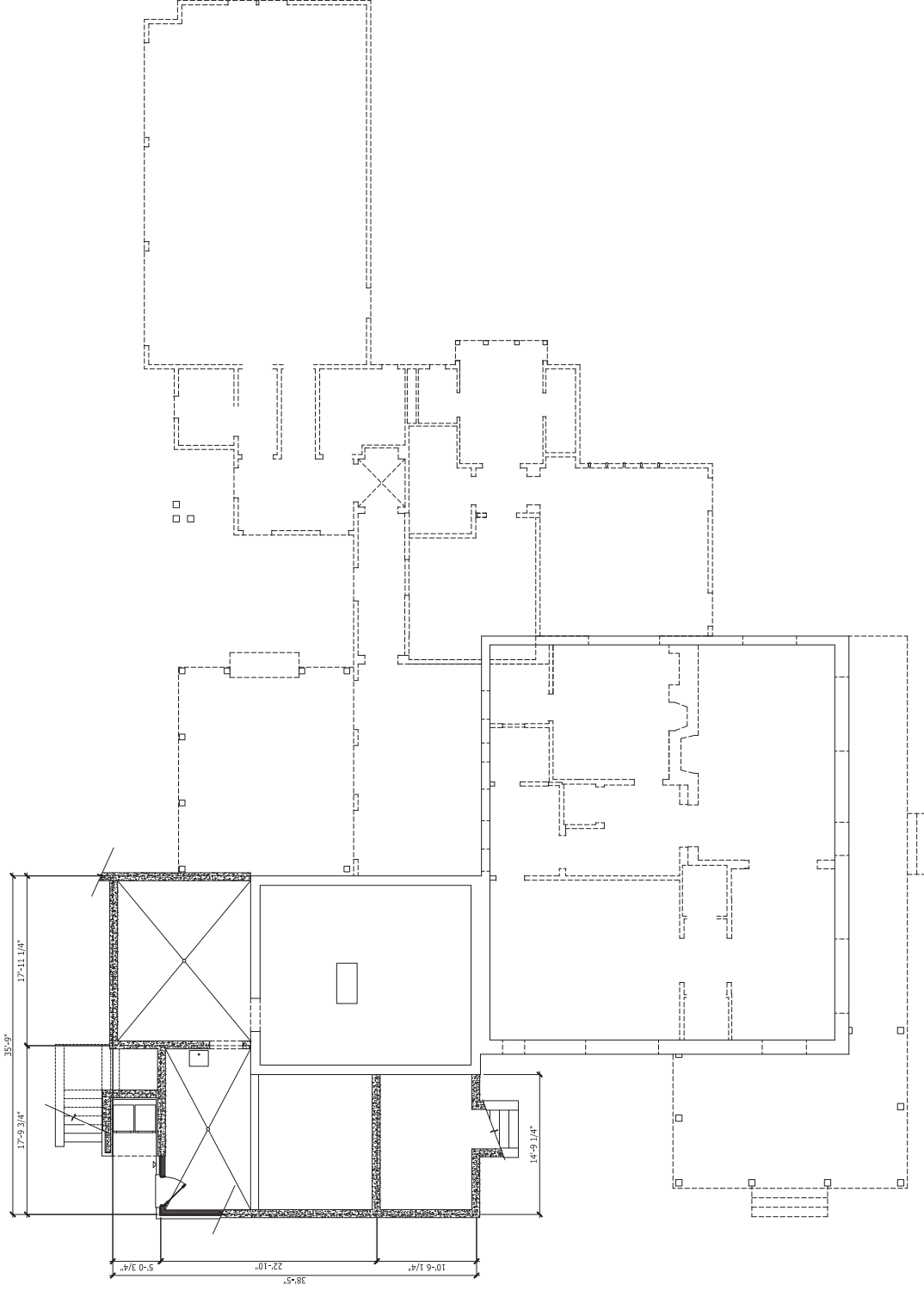
View from Drive In



View from Bridge on Drive In



HISTORICAL REVIEW  
NOT FOR CONSTRUCTION



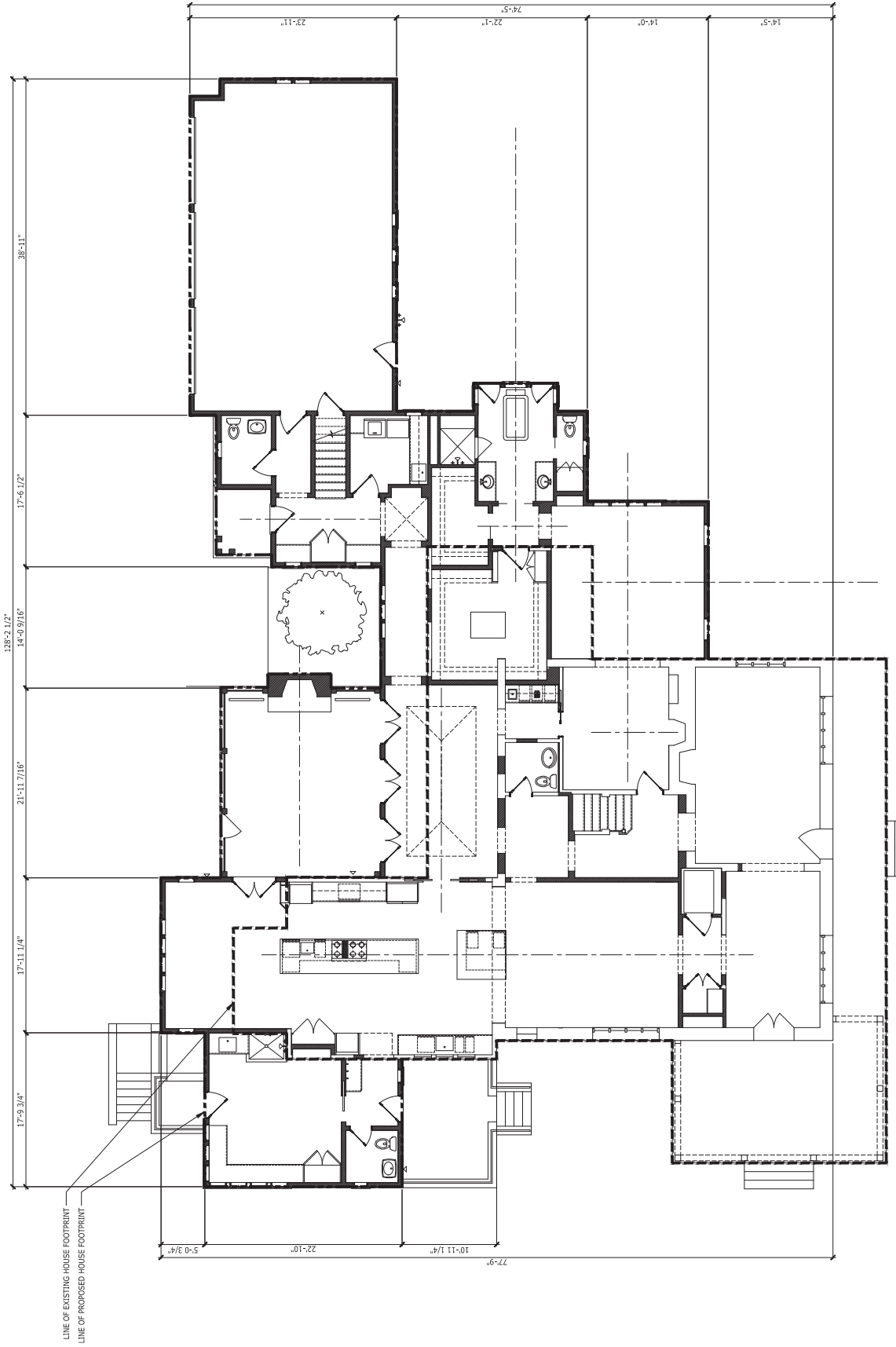
1 Proposed Basement Plan

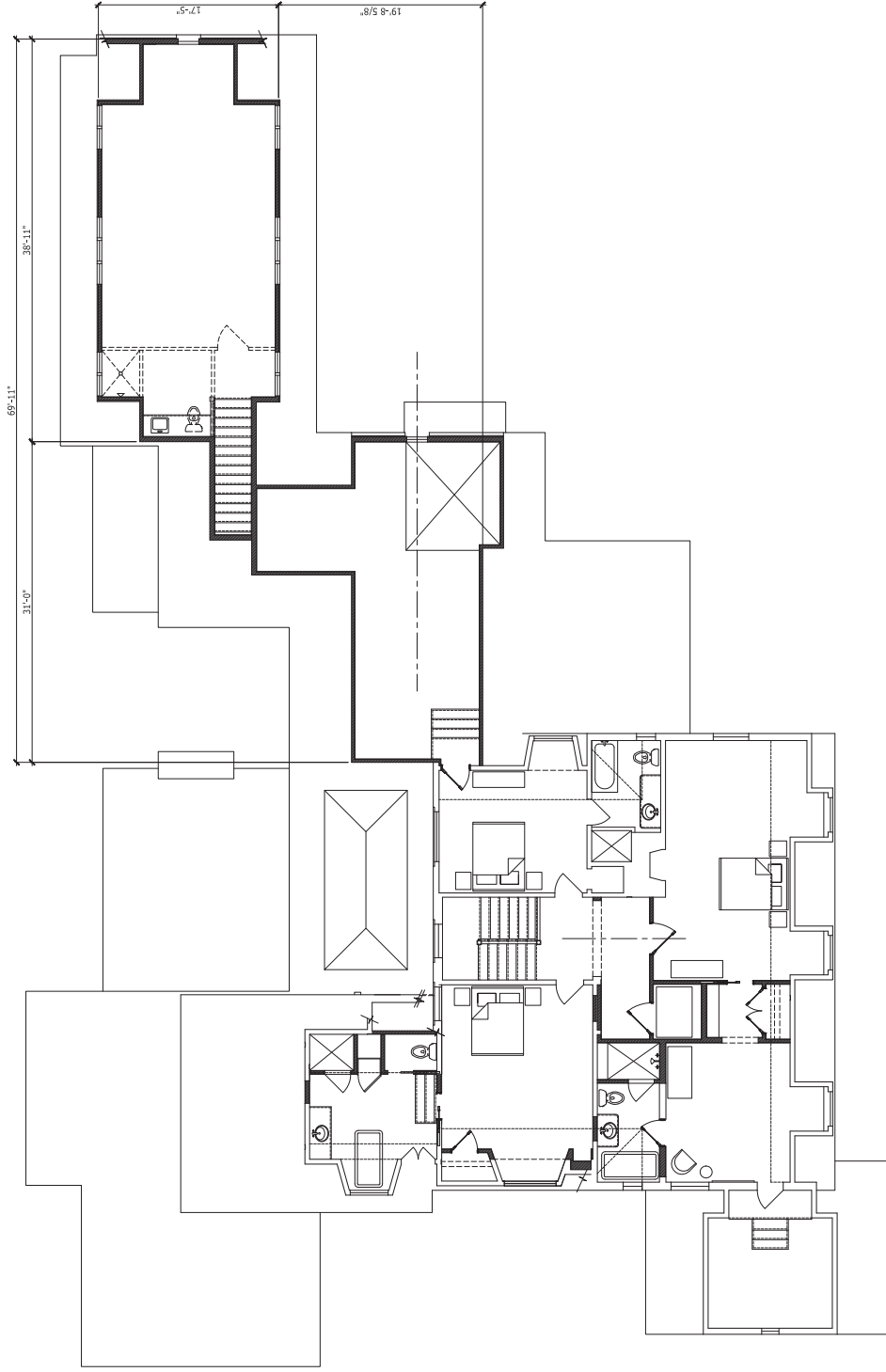
SCALE: 1/8" = 1'-0"



HISTORICAL REVIEW  
NOT FOR CONSTRUCTION

1 Proposed Main Level Plan  
SCALE: 1/8" = 1'-0"

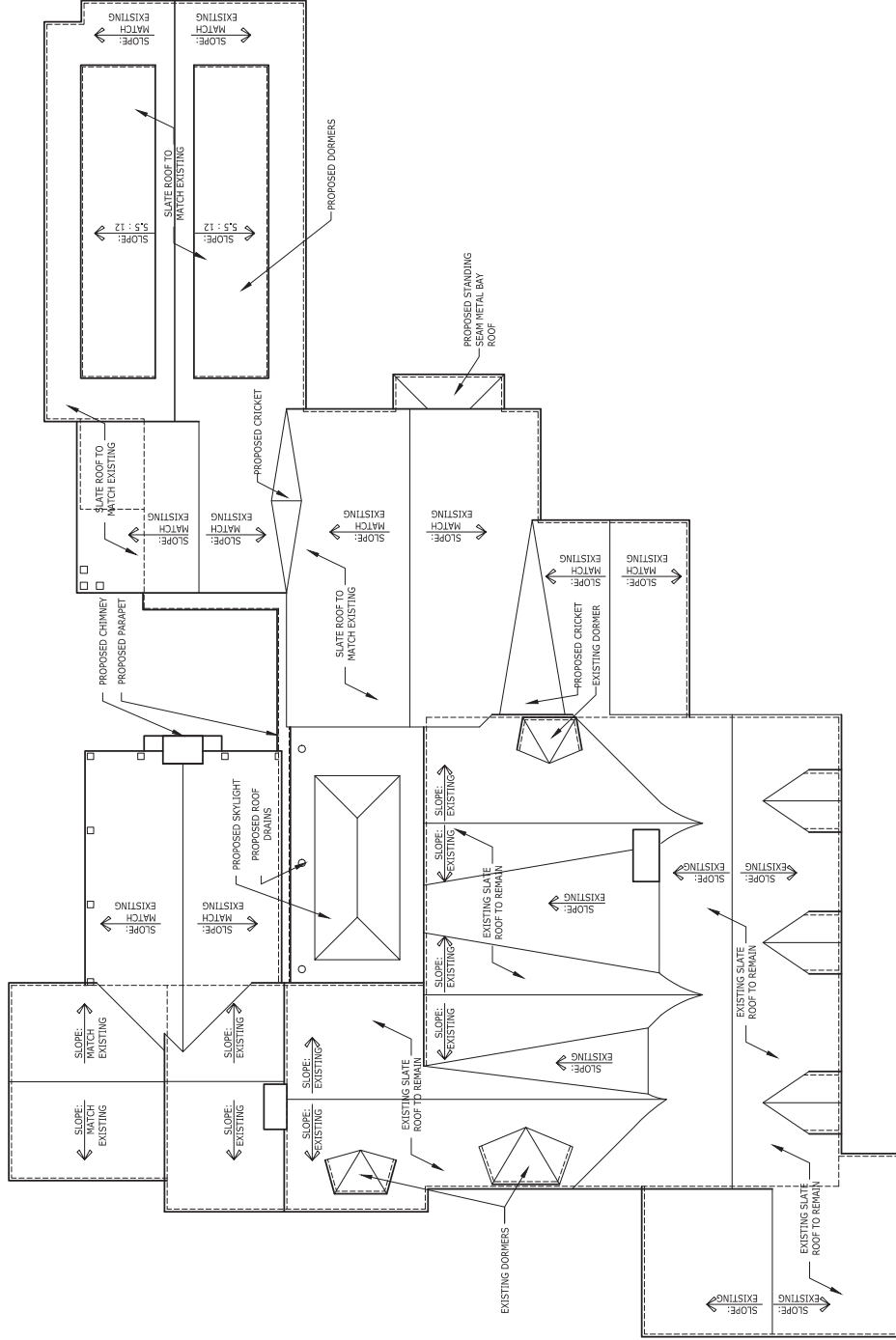




1 Proposed Upper Level Plan

SCALE: 1/8" = 1'-0"

HISTORICAL REVIEW  
NOT FOR CONSTRUCTION



1 Proposed Roof Plan  
SCALE: 1/8" = 1'-0"