



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

**PROPERTY ADDRESS:** 6304 Westland Dr 37919

**FILE NO.:** 3-B-17-HZ

**DISTRICT:** Glen Craig Individual Landmark

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**MEETING DATE:** 3/16/2017

**APPLICANT:** Jonathan Miller (architect)

**LEVEL OF WORK:** Level II. Construction of addition or outbuilding

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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 Barber and McMurray.

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► **DESCRIPTION OF WORK:**

Existing Structure Revisions

1. Existing (3) steel windows to be replaced for egress purposes with wood casements (match muntin configuration and size) in existing upper floor rooms.
  - One on gable at previous Right Side Elevation
  - Two on Rear gables at Rear Elevation

New Addition Revisions

2. The (3) steel windows removed from upper floor bedrooms (mentioned in note 1) are to be relocated to the following elevations:
  - Front Elevation at Master Bath in new addition
  - Front Elevation at new Garage
3. Windows at Breakfast Area on rear were four windows-wide with transoms. The proposed are revised to be 5 larger windows-wide with transoms with applied timber posts between windows and transoms. Stuccoed wall surface between timber posts. (Seen on Rear Elevation & new East Side Elevation)
4. Revision to proposed bay at Master Bath. (Seen in previous Main Level Plan & previous Right Side Elevation). Bay to be replaced with proposed end gable and 11 additional square feet added at Master Bath corner.
5. Revision to proposed Garage to fill in recessed corner at rear. (Seen in previous Main Level Plan, previous Right Side Elevation, & previous Rear Elev)
6. Revision to proposed Front Elevation Door on garage. Paneled door becomes full lite door. (Seen on Garage Front Elevation)
7. Proposed window in Garage at previous Right Side Elevation removed.



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8. Proposed Skylight over proposed Dining removed from plans. (Seen in previous roof plan)
  9. Revision to Master Bath Door & Window Set (seen in previous Right Side Elevation). Proposed center window eliminated and replaced with Fixed Door.
  10. Clarification to Screen Porch roof height from previous rear elevation. The revised rear elevation reflects the proposed height of the Screen Porch roof. (Seen in previous Rear Elevation)
  11. Revision to proposed Side Entry Stoop. Proposed stoop to become smaller in square footage. (Seen on previous Left Side Elevation & new East Elevation) and add steel braced Awning with standing seam metal roof over proposed Side Entry. (Seen in new East Side Elevation)
  12. Revision to elevation trim on gable over Craft Room. (Seen on previous Left Side Elevation). Horizontal trim over windows at gable eliminated from proposed and stucco siding to continue into gable.

Newly Proposed Detached Structure

13. New Proposed detached Exercise Space. Seen on site plans (Sheets A-1.0 & A-1.1), on plans (Sheet A-2.4), and on elevations (Sheet A-3.5 & A-3.6)

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► **APPLICABLE DESIGN GUIDELINES:**

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

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.
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.
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.
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.
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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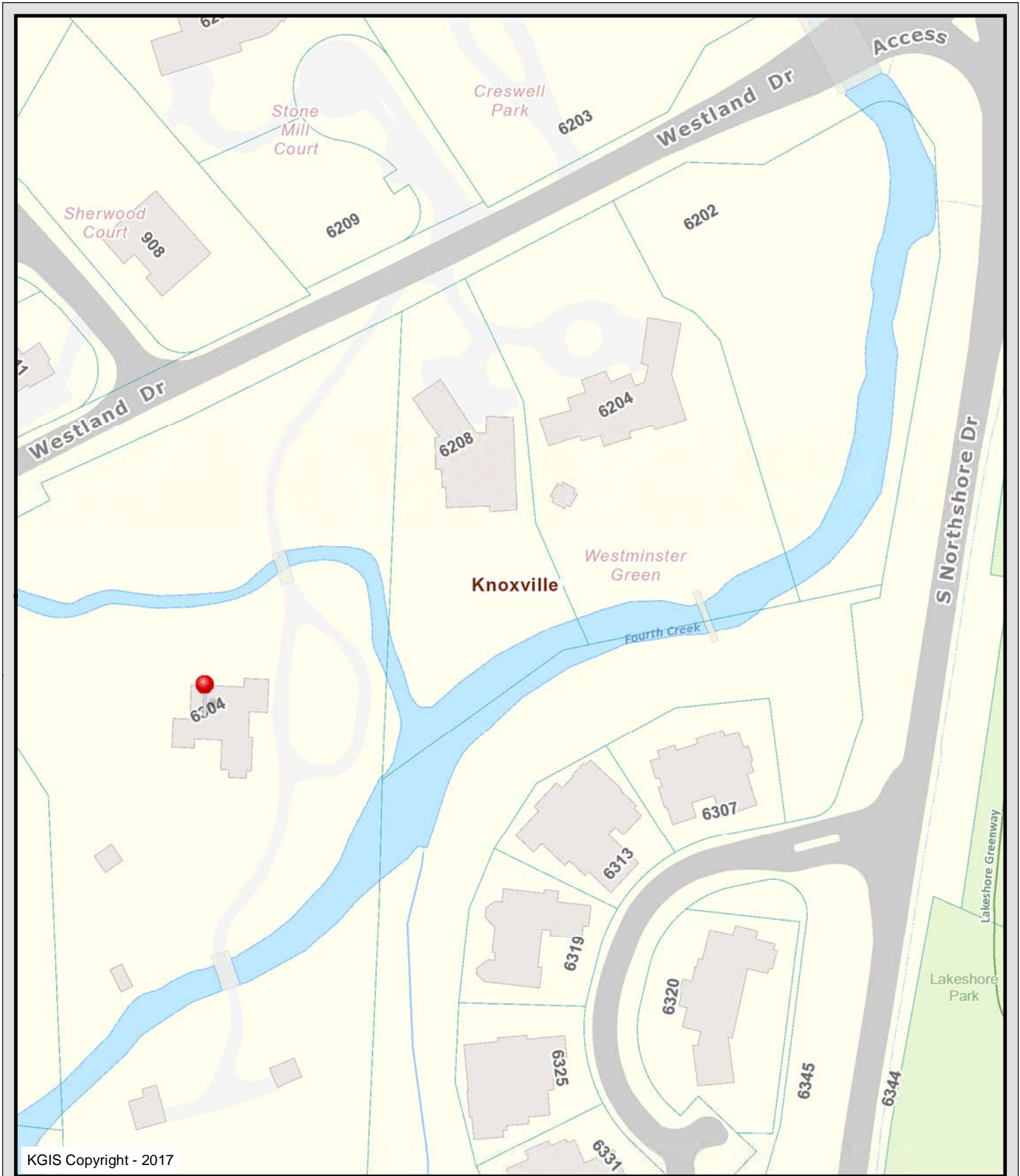
**COMMENTS:**

**STAFF FINDINGS:**

1. The distinguishing original qualities of the house will not be destroyed since distinctive architectural features and the rough-cut marble materials are proposed to remain in tact except for three sets of historic steel windows that are proposed to be relocated and re-used within the new structures. (One in gable at second-level West Side Elevation and two on Rear gables at Rear Elevation to be relocated to Front Elevation at Master Bath and Front Elevation at Garage).
2. The three sets of steel french casement windows are proposed to be replaced with wood casements due to fire egress requirements and are proposed to mimic the configuration and profile of the existing. They will feature simulated-divided-light casement windows with thin-clad sash.
3. The remainder of the proposed revisions to the previously approved 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 beyond what the HZC previously approved.
4. The proposed revisions to the additions are in keeping with the design guidelines and with the character of the house.
5. The proposed accessory structure will not require the demolition of any existing structure. The lot is large enough such that the accessory structure can be located a distance far enough from the historic structure so as not to detract from it. The architectural design and smooth fiber cement board, cedar-shake gable, wood-shake roofing, and wooden french casement windows are compatible with features of the main house, additions, and existing log cabin on the site. [As depicted on site plans (Sheets A-1.0 & A-1.1), on plans (Sheet A-2.4), and on elevations (Sheet A-3.5 & A-3.6)]

► **STAFF RECOMMENDATION:**

Staff recommends approval of the revisions to the proposed additions and for the new construction of an accessory structure.

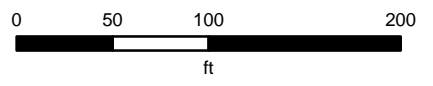


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**6304 Westland Drive**  
 Glen Craig H-1

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**Knoxville - Knox County - KUB Geographic Information System**



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# Glen Craig Residence Renovation by Jennifer & Blake Bookstaff

6304 Westland Drive  
Knoxville, Tennessee 37919

## Owner

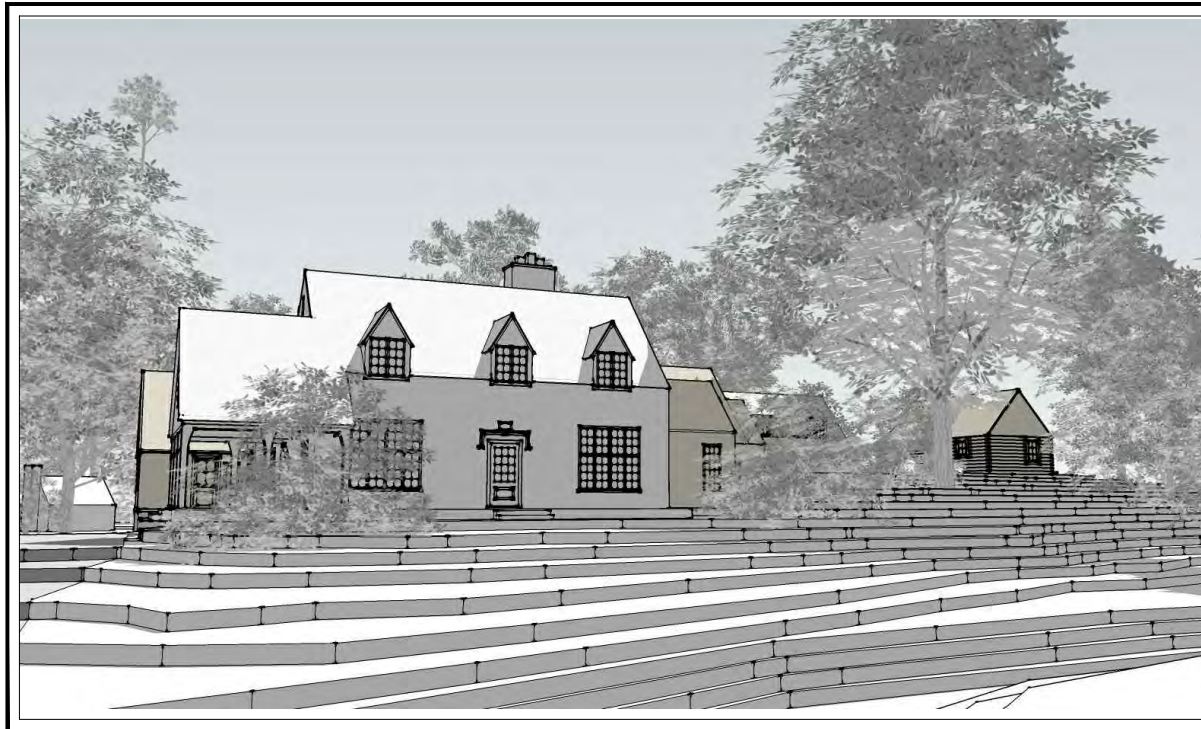
Jennifer & Blake Bookstaff  
6304 Westland Drive  
Knoxville, Tennessee 37919

## Architect

Jonathan Miller Architects  
Contact: Jonathan Miller  
6304 Westland Drive  
Knoxville, Tennessee 37919  
P: 865-602-2435  
E: jtmiller@jonathanmillerarchitects.com

## Contractor

Hickory Construction  
Contact: John McBroom  
124 Kent Place,  
Alcoa, Tennessee 37701  
P: 865.983.7856  
E: mcBroom@hickoryconstruction.com



Historical Revisions & Detached Exercise Review  
March 16, 2016

## Drawing Index

A 0.0	COVER
A 1.0	PROPOSED SITE PLAN
A 1.1	ENLARGED SITE PLAN
A 2.0	PROPOSED BASEMENT FLOOR PLAN
A 2.1	PROPOSED MAIN FLOOR PLAN
A 2.2	PROPOSED UPPER FLOOR PLAN
A 2.3	PROPOSED ROOF PLAN
A 2.4	PROPOSED DETACHED EXERCISE PLANS
A 3.0	PROPOSED EXTERIOR ELEVATION - FRONT
A 3.1	PROPOSED EXTERIOR ELEVATION - RIGHT SIDE
A 3.2	PROPOSED EXTERIOR ELEVATION - REAR
A 3.3	PROPOSED EXTERIOR ELEVATION - LEFT SIDE
A 3.4	PROPOSED EXTERIOR ELEVATION - PART EXISTING REAR
A 3.5	PROPOSED EXTERIOR ELEVATION - DETACHED EXERCISE
A 3.6	PROPOSED EXTERIOR ELEVATION - DETACHED EXERCISE
A 3.7	EXISTING IMAGE REFERENCE - DETACHED EXERCISE
VP 1.0	MODEL STREET VIEW
VP 1.1	MODEL DRIVE APPROACH VIEW
VP 1.2	MODEL DRIVE APPROACH VIEW FROM BRIDGE
VP 1.3	MODEL REAR VIEW
VP 1.4	MODEL EAST NEIGHBOR VIEW
VP 1.5	MODEL WEST NEIGHBOR VIEW
VP 1.6	MODEL HOUSE WITH EXERCISE VIEW

**JONATHAN MILLER**  
ARCHITECTURE & DESIGN



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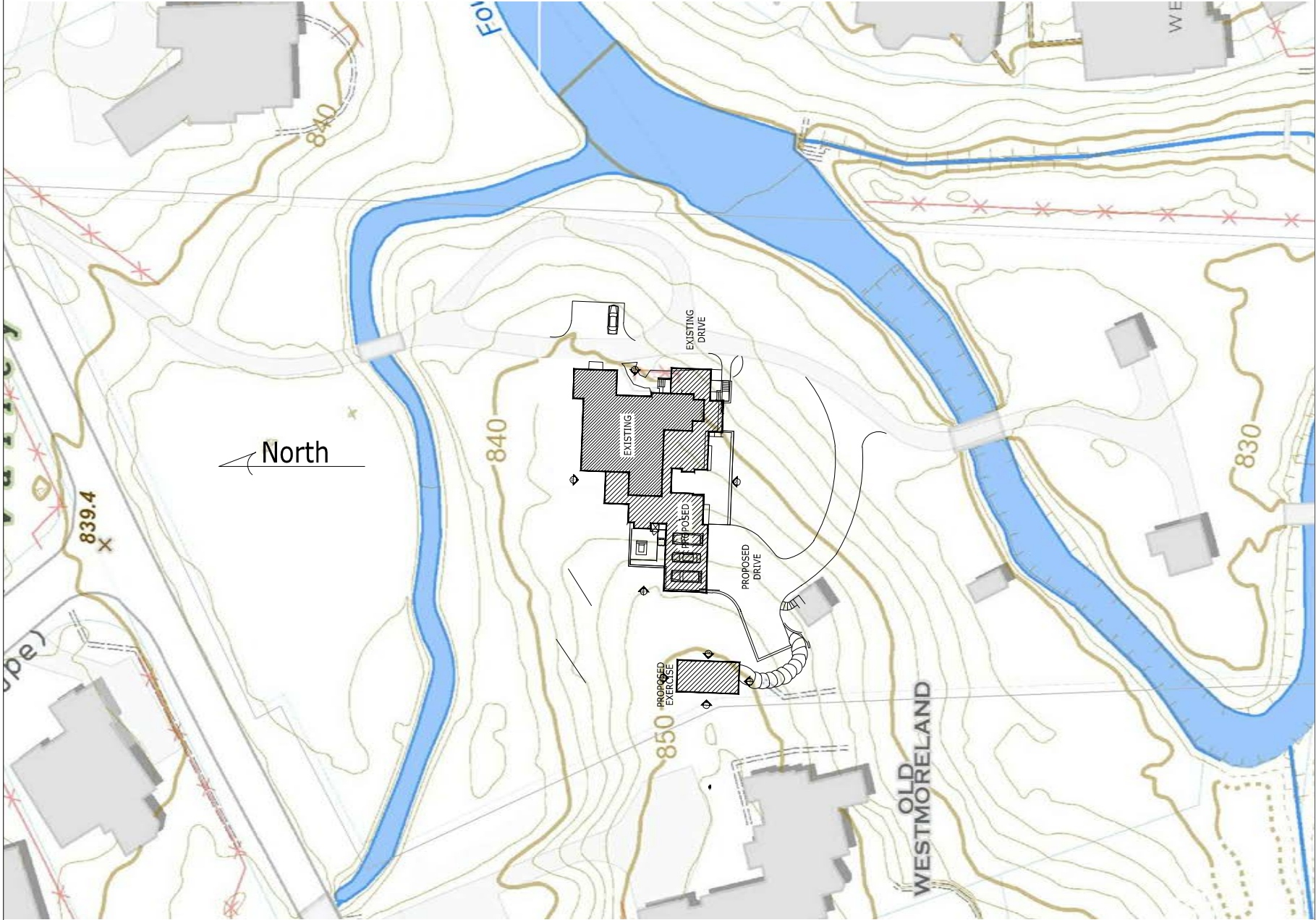
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Cover Sheet

A - 0.0

HISTORICAL REVISION REVIEW

2/21/17



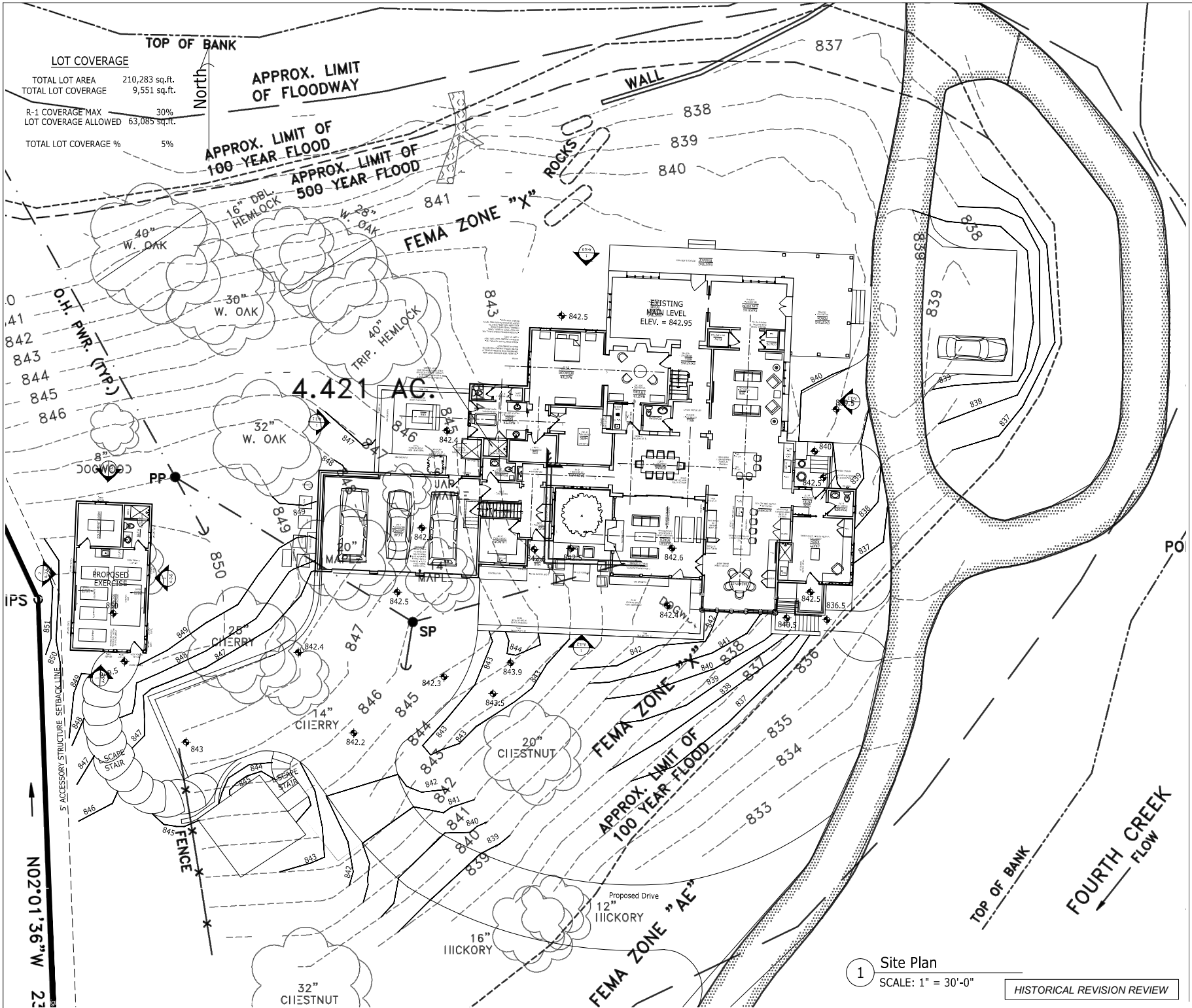
1 Site Plan  
 SCALE: 1/32" = 1'-0"

HISTORICAL REVISION REVIEW



**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%



TOP OF BANK

APPROX. LIMIT OF FLOODWAY

APPROX. LIMIT OF 100 YEAR FLOOD

APPROX. LIMIT OF 500 YEAR FLOOD

FEMA ZONE "X"

FEMA ZONE "AE"

APPROX. LIMIT OF 100 YEAR FLOOD

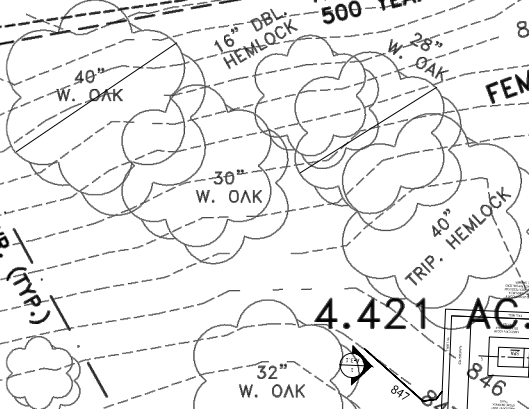
FEMA ZONE "AE"

TOP OF BANK

FOURTH CREEK FLOW

4.421 AC.

EXISTING MAIN LEVEL ELEV. = 842.95



22' W 10.21' 36" W

1 Site Plan  
SCALE: 1" = 30'-0"

HISTORICAL REVISION REVIEW

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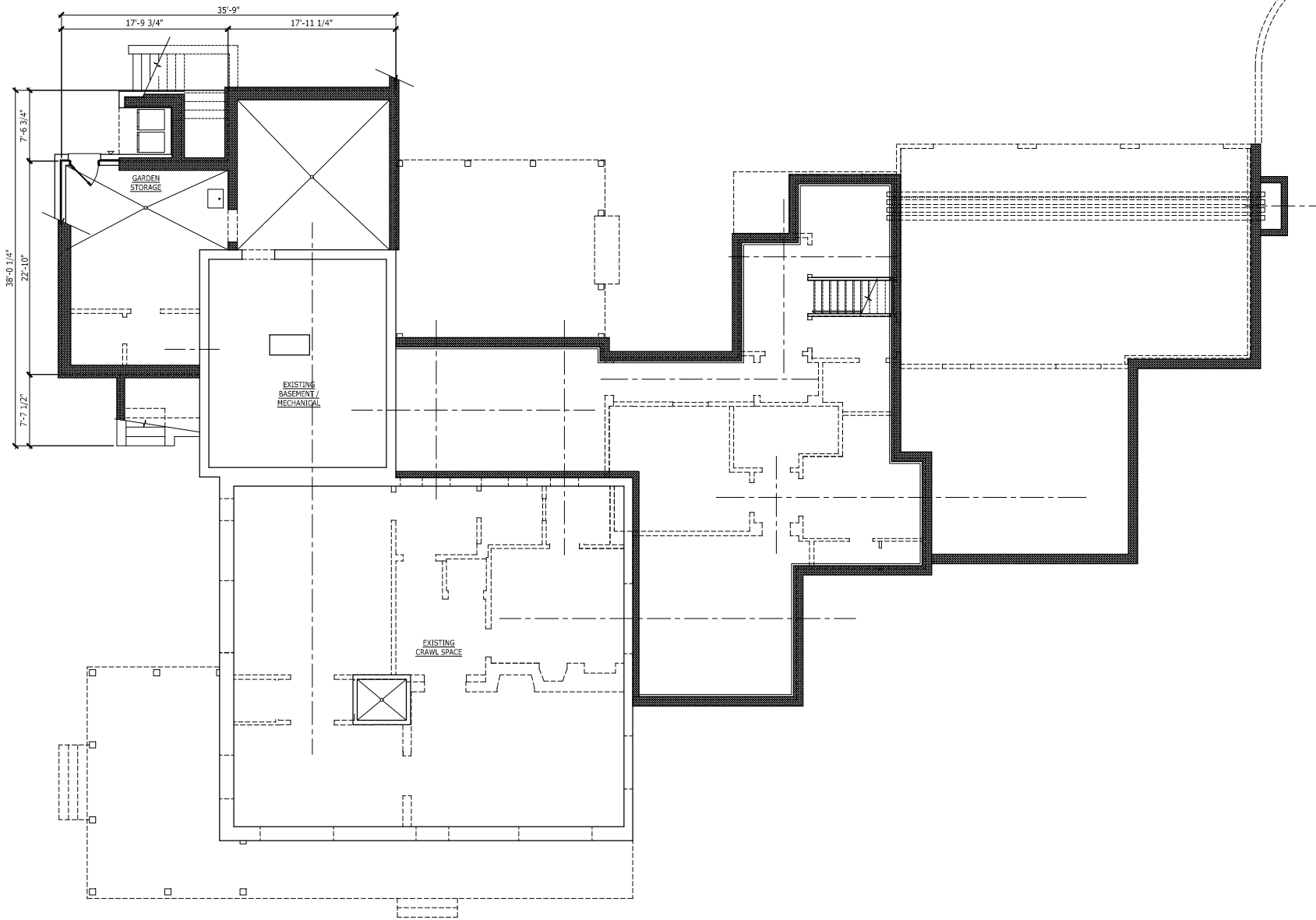
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Enlarged  
Site Plan

A - 1.1

2/21/17

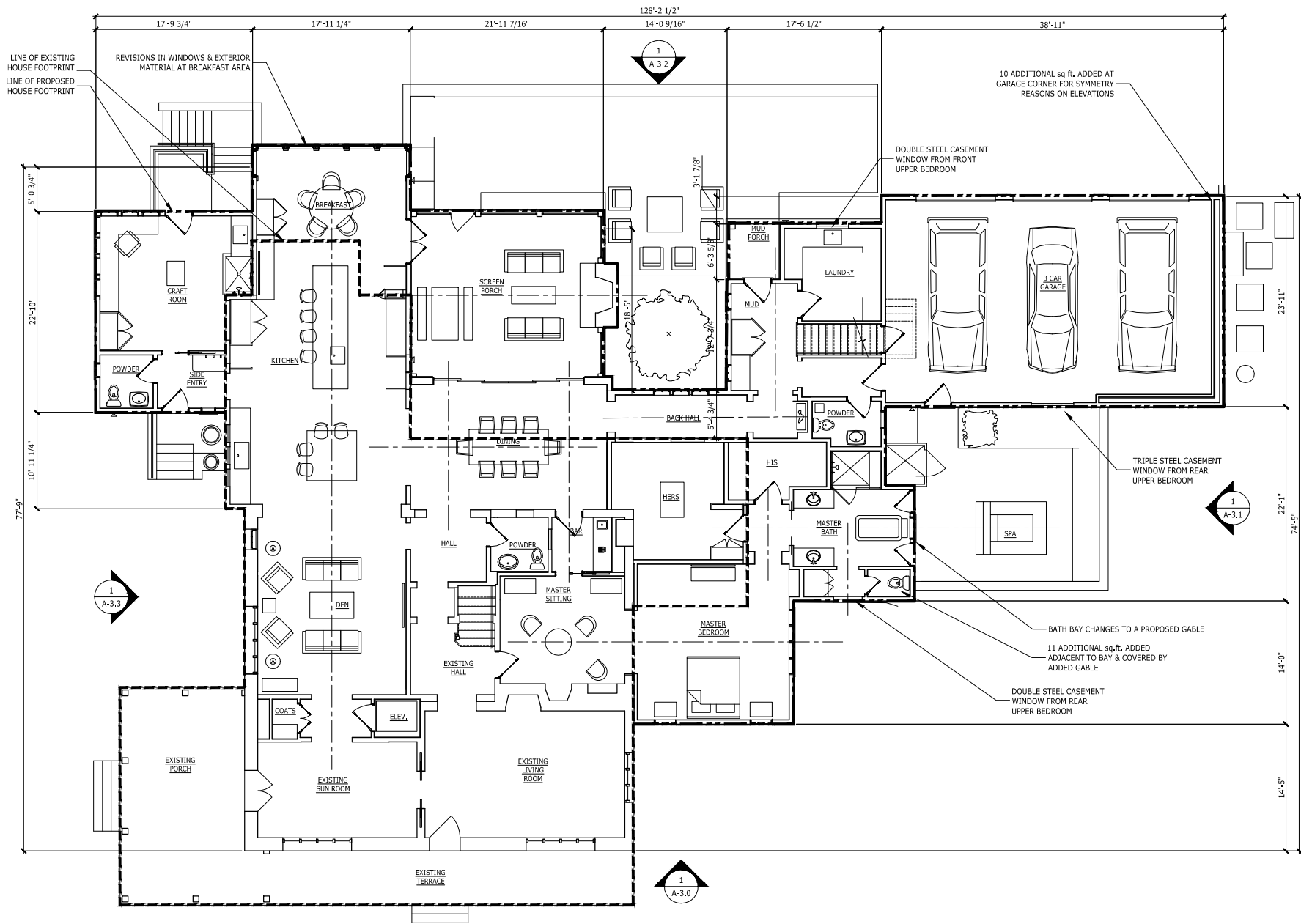


1 Foundation Plan  
SCALE: 1/16" = 1'-0"

HISTORICAL REVISION REVIEW



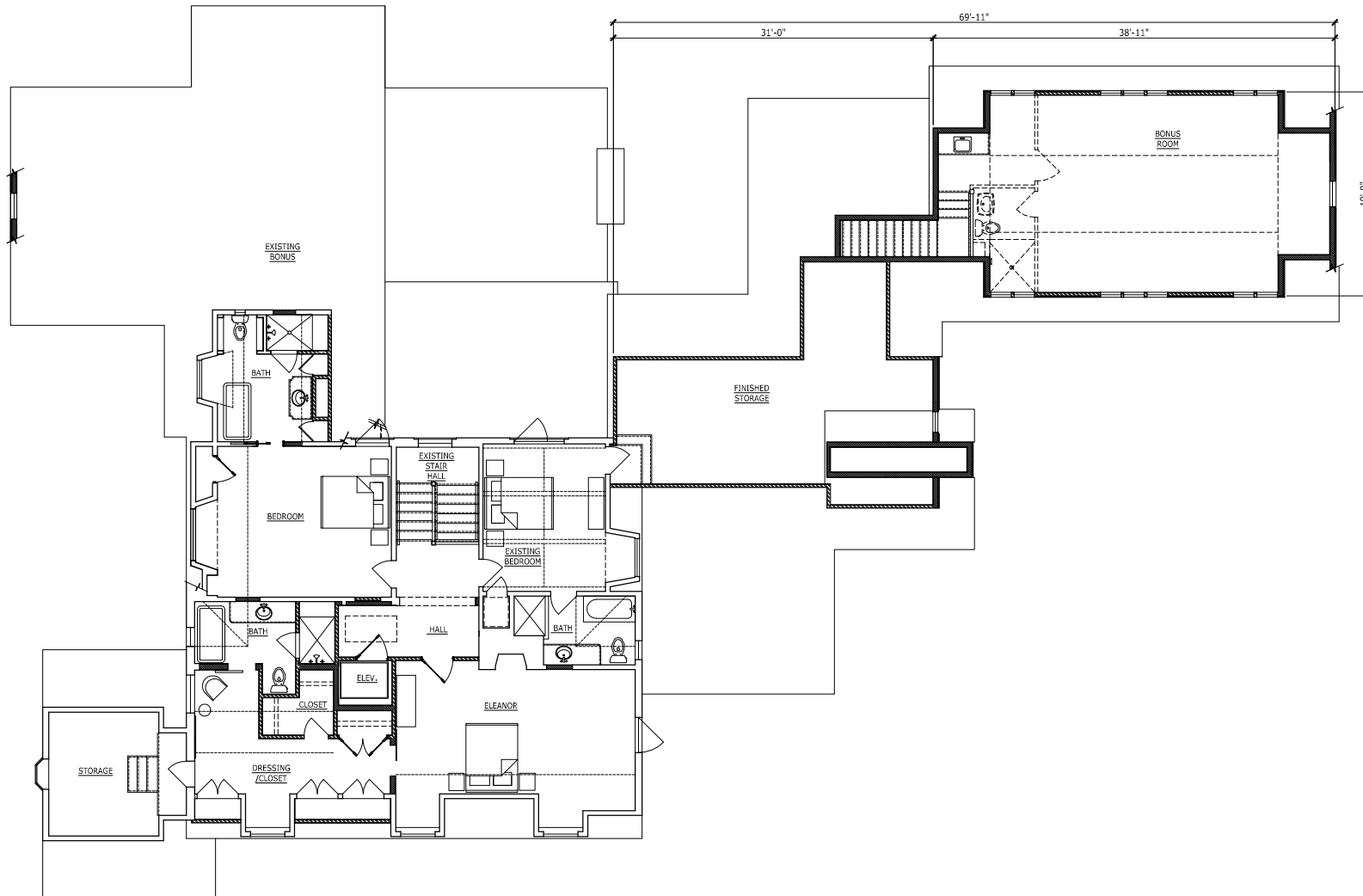




1 Main Level Plan  
SCALE: 1/16" = 1'-0"

HISTORICAL REVISION REVIEW

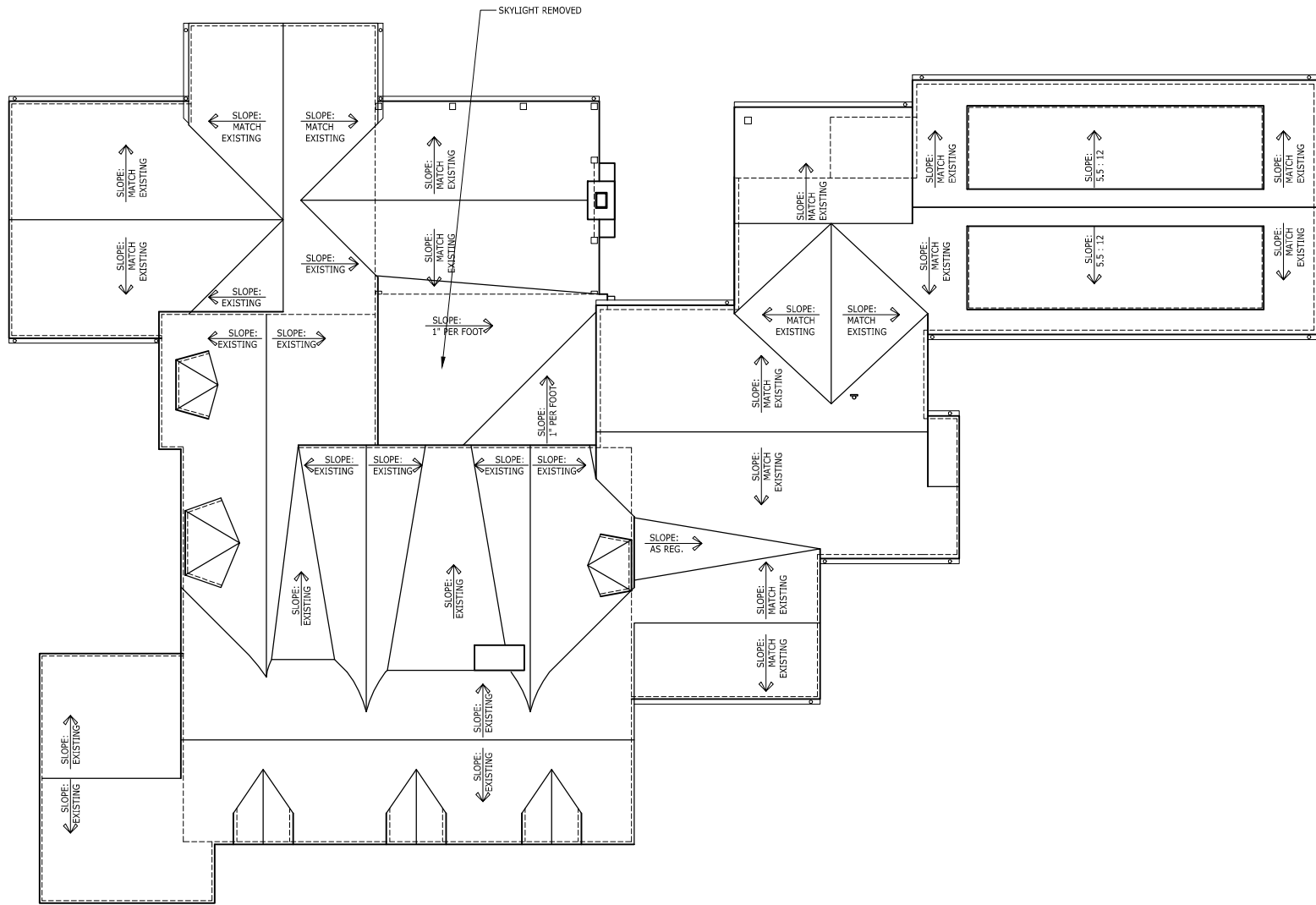




1 Upper Level Plan  
SCALE: 1/16" = 1'-0"

HISTORICAL REVISION REVIEW





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

HISTORICAL REVISION REVIEW



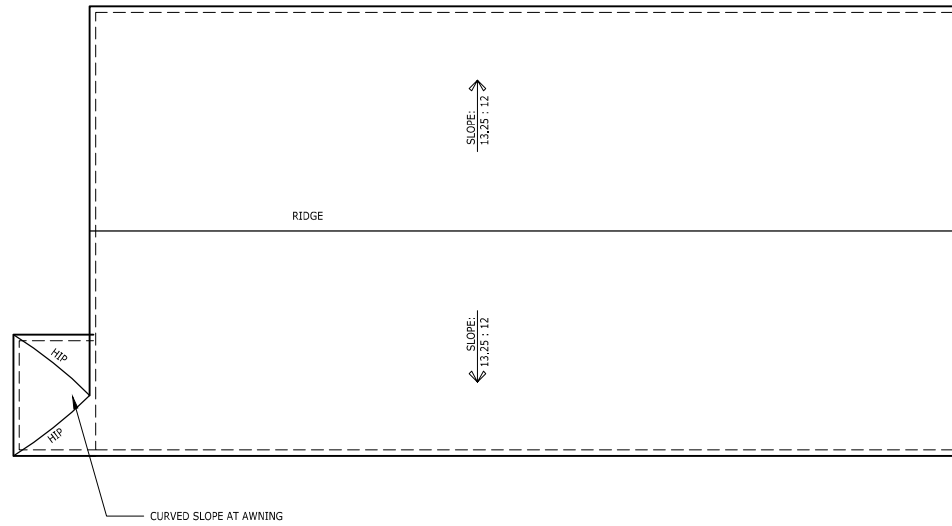
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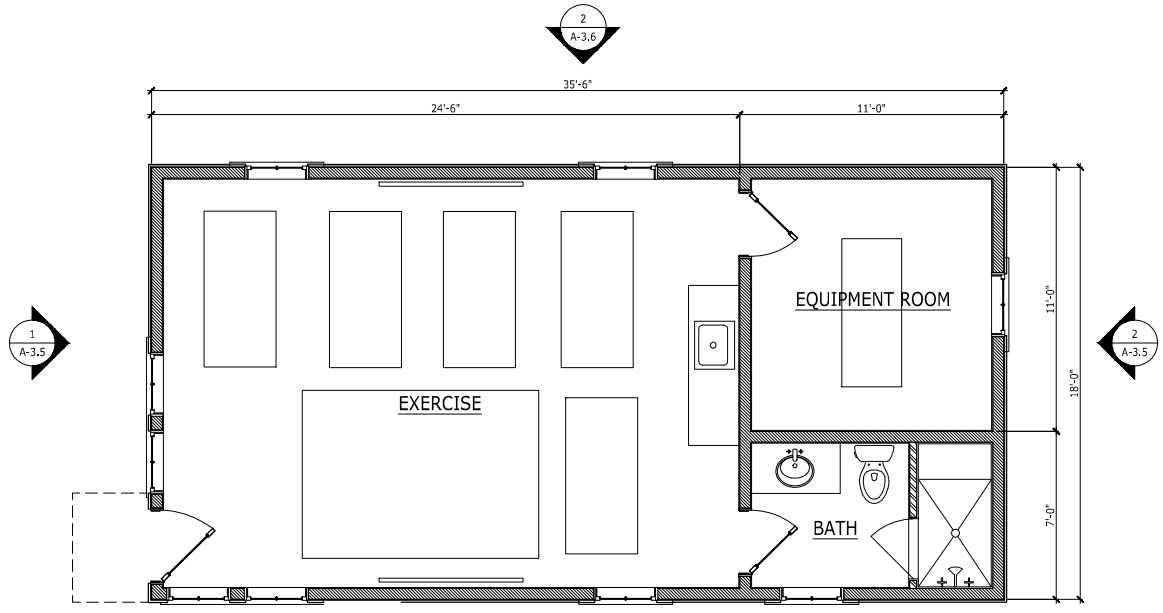
Proposed  
Roof Plan

A - 2.3

2/21/17



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



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





1 Front Elevation  
 SCALE: 1/16" = 1'-0"

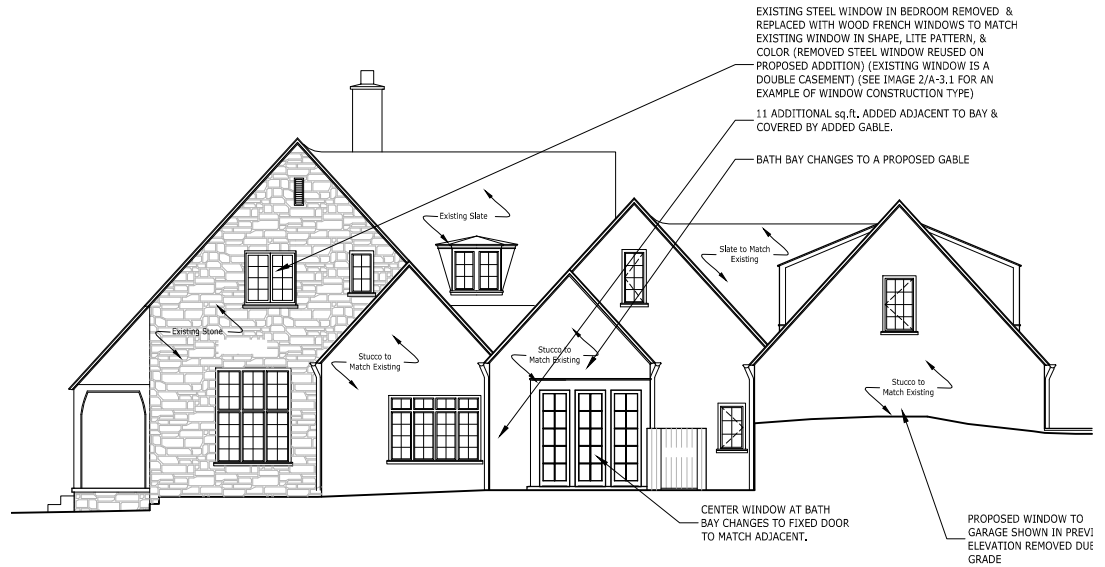
HISTORICAL REVISION REVIEW



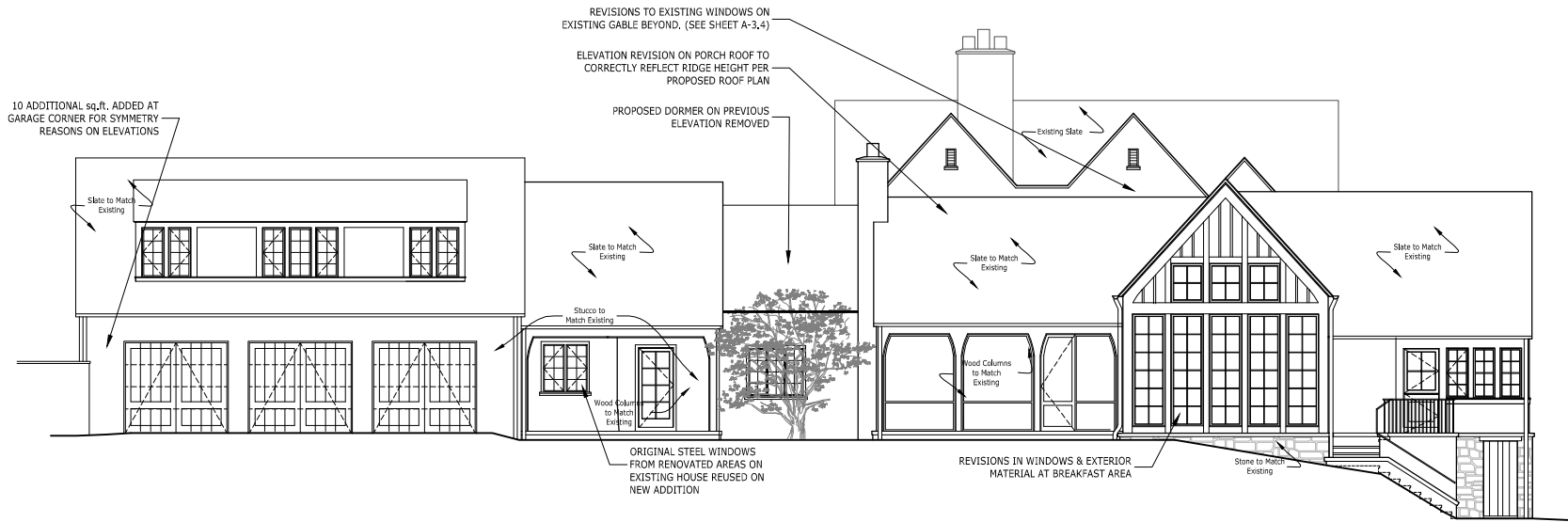


2 Sample Window Used for Replacement  
SCALE: 1/16" = 1'-0"

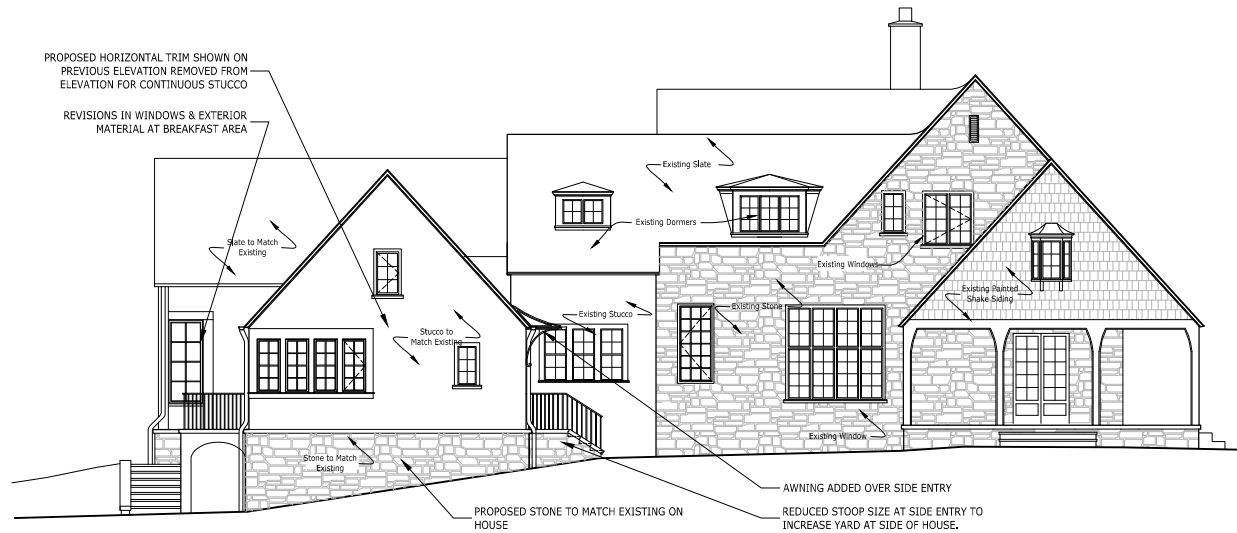
Note - Window shown does not reflect lite pattern, size & configuration of proposed windows. Image is an example of wood window construction type only.



1 West Side Elevation  
SCALE: 1/16" = 1'-0"

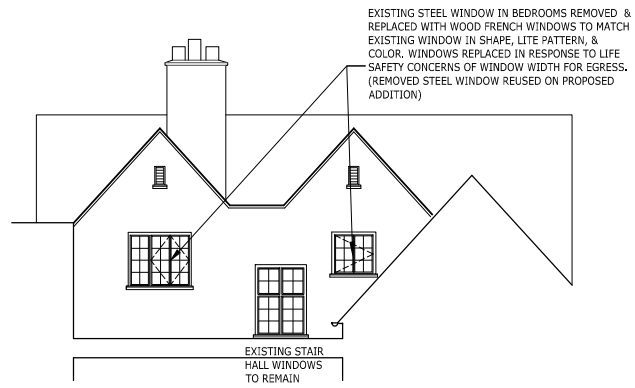


1 Rear Elevation  
SCALE: 1/16" = 1'-0"



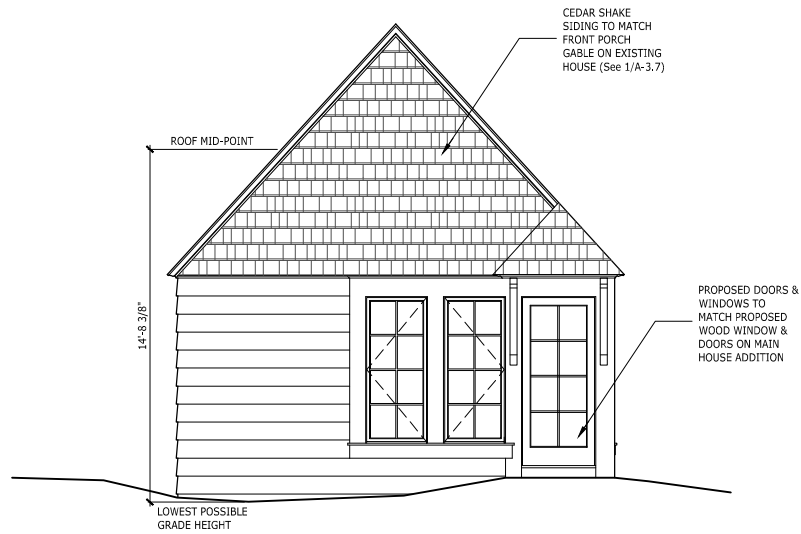
1 East Side Elevation  
SCALE: 1/16" = 1'-0"



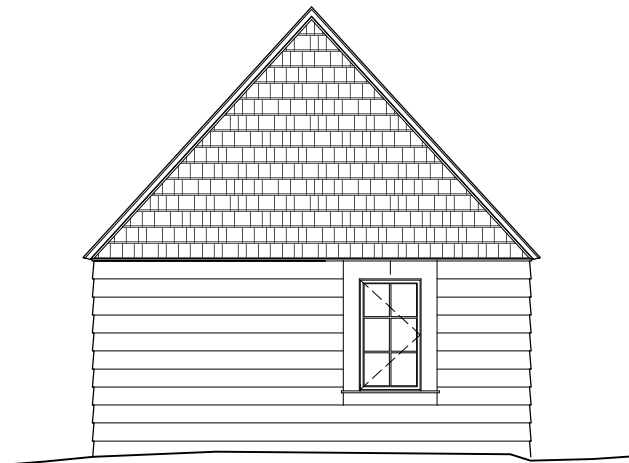


1 Partial Rear Elevation of Existing House  
 SCALE: 1/8" = 1'-0"



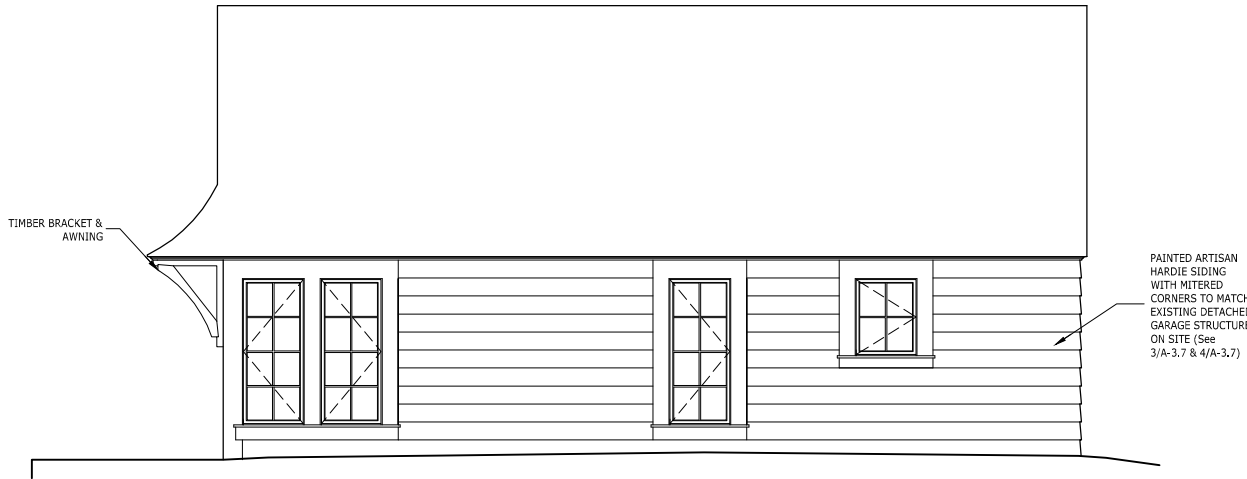


1 Rear & Entry Elevation  
SCALE: 1/8" = 1'-0"

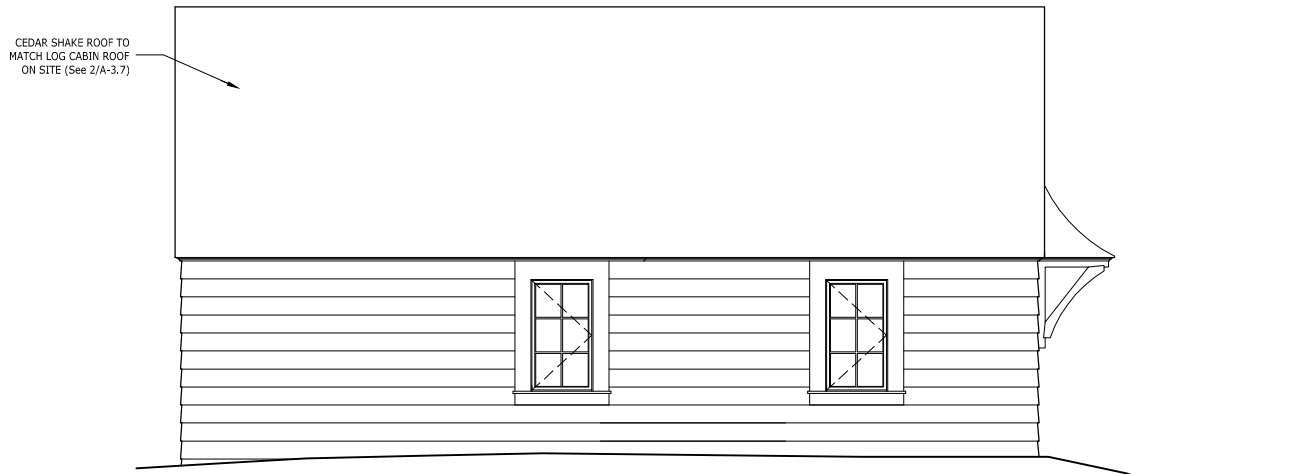


2 Street Side Elevation  
SCALE: 1/8" = 1'-0"





1 East & House Side Elevation  
SCALE: 1/8" = 1'-0"



2 West Side Elevation  
SCALE: 1/8" = 1'-0"





2 Existing Site Cabin Cedar Shake Roof  
SCALE: 1/8" = 1'-0"



1 Existing House Cedar Shake Gable  
SCALE: 1/8" = 1'-0"



3 Existing Site Detached Garage Siding  
SCALE: 1/8" = 1'-0"

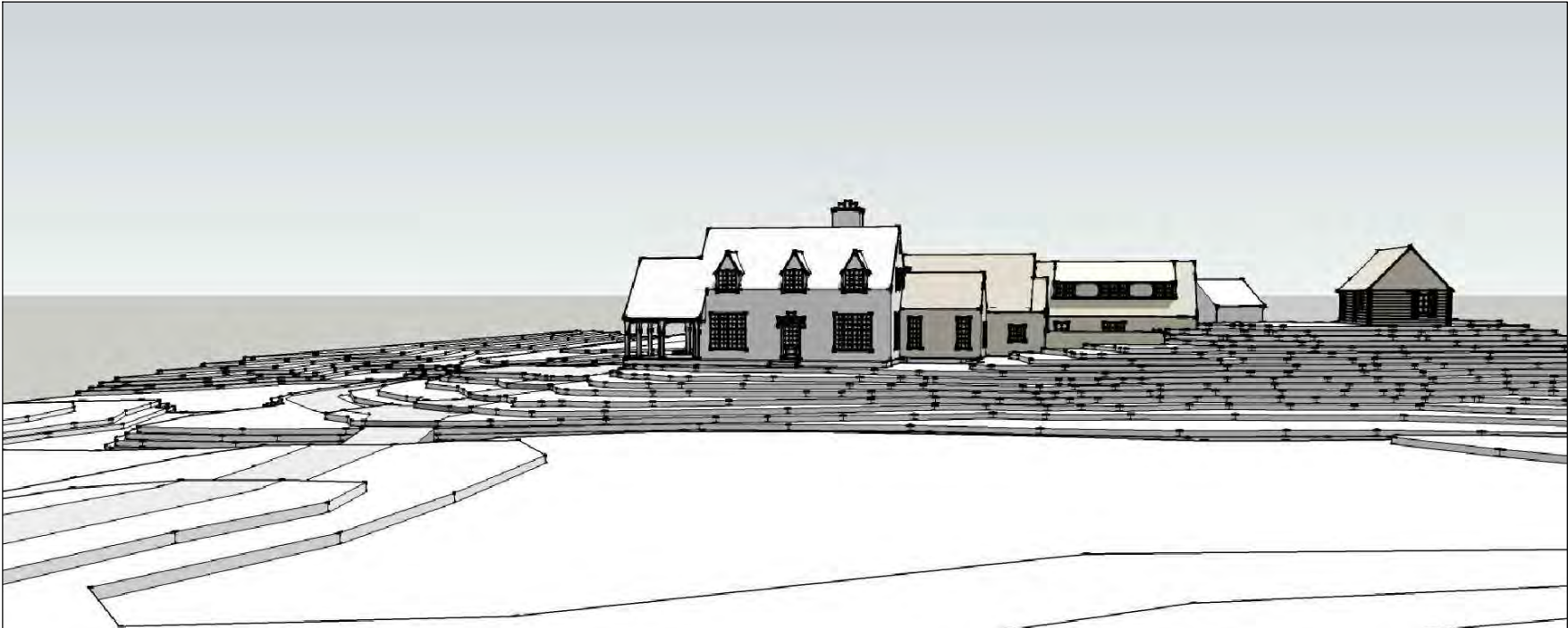


4 Proposed Artisan Siding w/ Mitered Corners  
SCALE: 1/8" = 1'-0"





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

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Proposed Site  
Views

VP - 1.1

HISTORICAL REVISION REVIEW

2/21/17



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

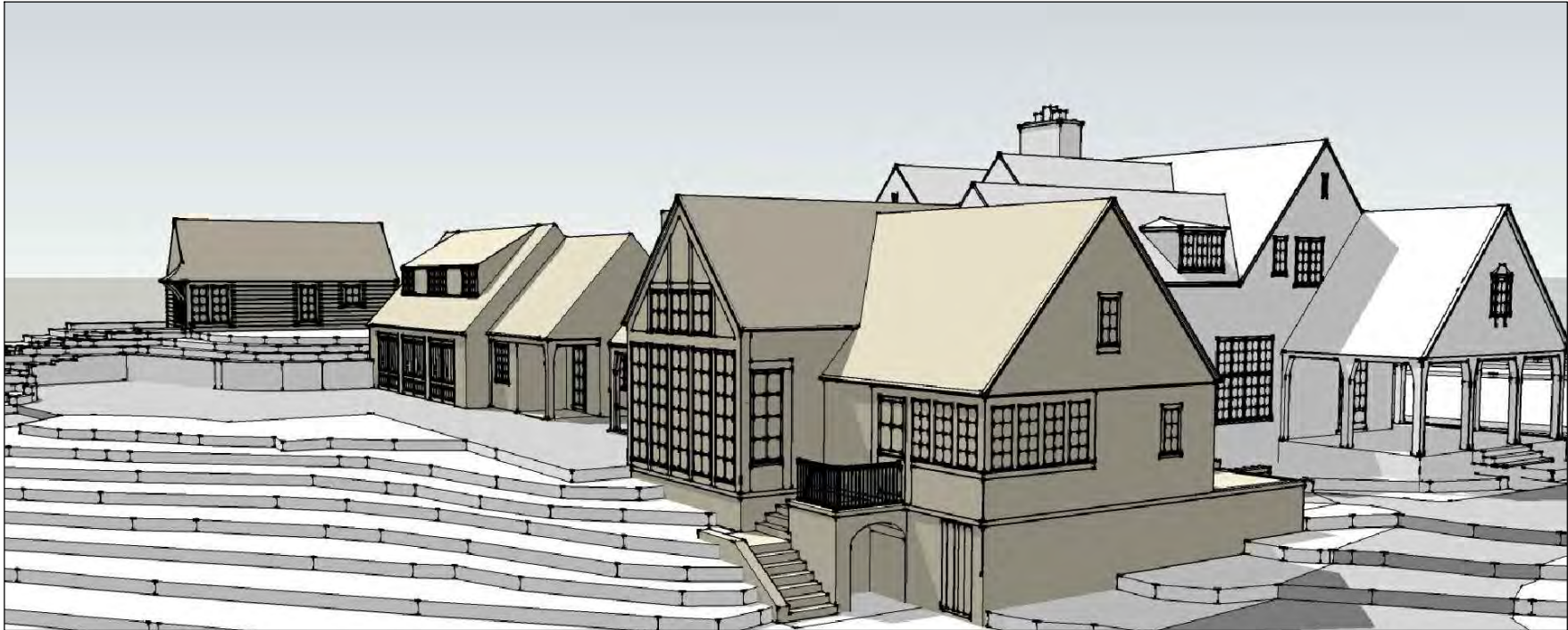


View from West Neighbor's Drive If All Trees Were Removed





View of Rear with Exercise



View of Rear with Exercise If All Trees Were Removed





1 - Front View





2 - Left Side View / Entry Porch

HISTORICAL REVIEW

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VE - 1.2

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3 - Left Side View / Rear Entry

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Views

VE - 1.3

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4 - Left Side View / Rear Entry





5 - Left Side View / Rear Entry

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Views

VE - 1.5

HISTORICAL REVIEW

7/5/16





6 - Right View

HISTORICAL REVIEW

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Views

VE - 1.6

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7 - Right Side View

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VE - 1.7

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8 - Rear View

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Views

VE - 1.8

7/5/16



9 - Rear View

HISTORICAL REVIEW

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Proposed Site  
Views

VE - 1.9

7/5/16



10 - Rear View

HISTORICAL REVIEW

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Proposed Site  
Views

VE - 1.10

7/5/16