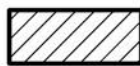


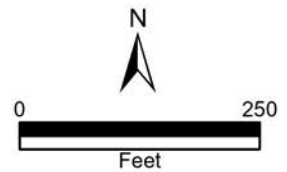
2-F-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1043 Craigland Ct. 37919
 N/A

Original Print Date: 2/10/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Braden T. Meadows, Stephen W. Hackney Landscape Architecture, LLC





Staff Report

Knoxville Historic Zoning Commission

File Number: 2-F-25-HZ

Meeting: 2/20/2025

Applicant: Braden T. Meadows, Stephen W. Hackney Landscape Architecture, LLC

Owner: Ken and Leslie Parent

Property Information

Location: 1043 Craigland Ct.

Parcel ID 121 J C 00102

District: Craighlen Individual H Landmark

Zoning: RN-1 (Single-Family Residential Neighborhood)

Description: Mediterranean Revival, c.1926

See attached designation report.

Description of Work

Level II Construction of Addition or Outbuilding

New secondary structure, to feature site walls and a wood pergola. The site walls will be located on the east and west sides of the existing garden, featuring freestanding stucco-clad walls with Tennessee marble caps, round 15.5" Tennessee marble columns, and round-arched openings with marble surrounds. Iron gates will be located in the center openings. The site walls will support a wood pergola with 4x12 wood beams. The north elevation site wall will feature a round fireplace with a marble surround.

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 properties, will not be undertaken.
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 shall 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.

Comments

N/A

Staff Findings

1. The proposed scope of work will be located at the northwest corner of the property, recessed towards the north/northwest corner of the primary house. Due to placement and existing vegetation, they will not be visible from Craigland Court at the front of the house. They will be visible from Craigland Court on the west side of the property.
 2. The new pergola will be constructed in the location of the existing gardens. The gardens will retain the same function and use as the original, with relatively minimal change to the garden's features and spatial relationships. The pergola will reinforce the perimeter of the original garden layout.
 3. The proposed pergola will use marble columns, stucco-clad site walls, and wood pergola elements, which are compatible with the primary house's exterior materials. While the site walls are relatively large in size, they will be minimally visible from the viewpoint at the front of the house. The site walls and pergola could be removed without effect on the historic garden's footprint or any effect on the house.
-

Staff Recommendation

Staff recommends approval of 2-F-25-HZ as submitted.



DESIGN REVIEW REQUEST

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

Ken & Leslie Parent

Applicant

February 3, 2025

2/20/2025

2-F-25-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

Braden T. Meadows

Stephen W. Hackney Landscape Architecture, LLC

Name

Company

2110 Keller Bend Road

Knoxville

TN

37922

Address

City

State

Zip

770-630-3112

braden@stephenwhackney.com

Phone

Email

CURRENT PROPERTY INFO

Ken & Leslie Parent

1043 Craigland Court

Owner Name (if different from applicant)

Owner Address

Owner Phone

1043 Craigland Court

121CJ00102

Property Address

Parcel ID

Craigland Resub

RN-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois
Staff Signature

Lindsay Lanois

2.3.25

Please Print

Date

Braden T. Meadows

Digitally signed by Braden T. Meadows
Date: 2025.02.03 15:04:16 -05'00'

Braden T. Meadows

02.03.2025

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 a pergola to the northwest corner of the property. See plans for further details.

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:		TOTAL:
1005		
FEE 2:		
		\$100.00
FEE 3:		
		Pd. 02/05/2025, SG

GENERAL NOTES

- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT REASONABLY INTERFERE WITH THE CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SETBACK REQUIREMENTS AND ZONING CONDITIONS PRIOR TO CONSTRUCTION.
- ARCHITECTURAL INFORMATION SHOWN TAKEN FROM SURVEY PREPARED BY APES LAND SURVEYING, DATED 10.10.23.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN TAKEN FROM SURVEY PREPARED BY APES LAND SURVEYING, DATED 10.10.23.
- GRADES INDICATED ON PLANS ARE APPROXIMATE. ONLY AND ARE TO BE USED TO IDENTIFY ELEVATIONAL RELATIONSHIPS. FINAL GRADES SHALL BE FIELD DETERMINED BY CONTRACTOR AND SHALL ALLOW FOR POSITIVE DRAINAGE OF ALL SURFACES.
- ALL PAVED SURFACES INCLUDING LANDINGS AND STEPS ARE TO BE SLOPED AT A 1% MINIMUM TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SURFACES.
- MINIMUM ACCEPTABLE SLOPES ON ALL DRAINAGE LINES IS 2%. USE SLOTTED, RIGID, SCHEDULE 40 PVC AND SIZE PER PLAN, IF SHOWN.
- GENERAL CONTRACTOR RESPONSIBLE FOR PERMITS OR NECESSARY INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES.
- CONTRACTOR RESPONSIBLE FOR STRUCTURAL INTEGRITY OF ALL ELEMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXACT NUMBER OF RISERS TO BE USED. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF FIELD CONDITIONS VARY.
- CONTRACTOR SHALL PROVIDE FOUNDATION DRAINS AROUND PERIMETER OF WALLS.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AND SAW CUT JOINTS AS REQUIRED.
- CONTRACTOR TO DETERMINE THICKNESS OF WALL CAVITIES, AMOUNT AND LOCATION OF STEEL, AND FOOTING DEPTH AND SIZE OF ALL WALLS AND STEPS.
- CONTRACTOR SHALL TIE IN ALL DOWNPOUTS TO PROPOSED SUBSURFACE DRAINAGE SYSTEM.
- CONTRACTOR TO FINISH ALL SLEEVES THROUGH WALLS HAVE DEPTH BELOW FINISH GRADE SO AS NOT TO BE SEEN.
- OWNER AND BUILDER RESPONSIBLE FOR PROVIDING SAFETY RAIL ATOP ALL RETAINING WALLS AND ALONG STEPS AS NECESSARY.
- CONTRACTOR SHALL USE VIBRATORY COMPACTOR TO 95% COMPACTOR ON ALL DRAIN LINE TRENCHES WHERE PAVING OCCURS OVER THEM.
- CONTRACTOR RESPONSIBLE FOR ENGINEERING ALL FILL AREAS ARE CONTRACTED TO 95% IN ALL AREAS WHERE HARDSURFACES ARE PROPOSED.
- ANY AND ALL FIELD CHANGES/MODIFICATIONS/REVISIONS TO DESIGN/SECTION INTENT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION BY PHONE AND IN WRITING TO STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE PRIOR TO EXECUTION. ANY WORK DONE PRIOR TO OR WITHOUT SUCH NOTIFICATION SHALL BE AT CONTRACTOR'S RISK.
- IF THE CONTRACTOR IN THE COURSE OF THE WORK FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE, IT SHALL BE THEIR DUTY TO IMMEDIATELY INFORM STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN PREPARED FROM INFORMATION AVAILABLE TO STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE AND MAY NOT BE ACCURATE TO EXISTING CONDITIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND HAVE THEM MARK OR RE-MARK THEIR FACILITIES.
- CONTRACTOR TO WATERPROOF ALL STRUCTURAL WALLS & COLUMNS BELOW FINISHED GRADE AS REQUIRED.

CONTACT INFORMATION

24-HOUR CONTACT

KEN & LESLIE PARENT

1043 CRAIGLAND COURT
KNOXVILLE, TENNESSEE 37919

LANDSCAPE ARCHITECT

STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE
1 (865) 257-9454
sharen@stephenhackney.com
2110 KELLER BEND ROAD
KNOXVILLE, TENNESSEE 37922

TEMPORARY SEEDING NOTES:

- TEMPORARY SEEDING MATERIAL:
RED CLOVER 1 LB. PER 1,000 S.F.
WIERING COVERAGE 0.50 LBS. PER 1,000 S.F.
ANNUAL RYE 2 LBS. PER 1,000 S.F.
- PERMANENT SEEDING:
KENTUCKY 31 FESCUE 10-12 LBS. PER 1,000 S.F. OVER THE SEEDED AREAS.
- MULCH WITH STRAW AT A RATE OF 100 LBS. PER 1,000 S.F. OVER THE SEEDED AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN DITCHES AND/OR POND ON SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING.
- NO SLOPE SHALL EXCEED 2:1 (8%); ALL SLOPES STEEPER THAN TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET TO PREVENT EROSION. ALL SLOPES 2:1 OR GREATER ARE TO BE TRACED WITH A DCGER TO FORM CLEAR MARKS PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL HIGH CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

CITY BLOCK: 51600

PARCEL ID: 121JC00102 & 121JC020

SWH

STEPHEN W. HACKNEY
LANDSCAPE ARCHITECTURE, LLC

2110 Keller Bend Road
Knoxville, Tennessee 37922
info@stephenhackney.com
865.257.9454

CRAIGLEN ESTATE
1043 CRAIGLAND COURT • KNOXVILLE, TENNESSEE

ZONING DEPARTMENT

SITE DATA

TOTAL SITE AREA: 88,794 S.F. SQ. FT.
TOTAL SITE ACREAGE: 2.04 ACRE

PROPERTY IS ZONED RN-1

ZONING REGULATIONS

MINIMUM FRONT YARD SETBACK: 25 FT.
MINIMUM SIDE YARD SETBACK: 10 FT.
MINIMUM REAR YARD SETBACK: 25 FT.

MAXIMUM ALLOWED LOT COVERAGE: 40.00% OR 35,517 SQ. FT.
PROPOSED LOT COVERAGE: 20.56% OR 18,276 SQ. FT.
MAXIMUM ALLOWED BUILDING COVERAGE: 30.00% OR 26,638 SQ. FT.
PROPOSED BUILDING COVERAGE: SEE ARCHITECTURE

LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE
EXISTING HOUSE: 2,588 SQ. FT.
EXISTING PORCHES AND COURTYARD: 1,729 SQ. FT.
EXISTING DRIVENWAYS: 4,437 SQ. FT.
EXISTING DETACHED GARAGE: 1,145 SQ. FT.
EXISTING STONE WALLS, WALKS, & STEPS: 5,686 SQ. FT.
TOTAL EXISTING LOT COVERAGE: 15,495 SQ. FT.

LOT COVERAGE TO BE DEMOLISHED AND REMOVED
STONE WALKS & PORTION OF DRIVEWAY: 3,650 SQ. FT.
TOTAL LOT COVERAGE TO BE REMOVED: 3,650 SQ. FT.

PROPOSED ADDITIONAL LOT COVERAGE
PROPOSED PEA GRAVEL, STONE WALLS, AND WALLS: 6,431 SQ. FT.
TOTAL PROPOSED IMPROVEMENTS: 6,431 SQ. FT.

OVERALL IMPERVIOUS LOT CALCULATIONS
TOTAL EXISTING COVERAGE: 15,495 SQ. FT.
TOTAL COVERAGE TO BE REMOVED: 3,650 SQ. FT.
TOTAL PROPOSED IMPROVEMENTS: +6,431 SQ. FT.
TOTAL PROPOSED IMPERVIOUS: 18,276 SQ. FT.

LAND DISTURBANCE

TOTAL SITE DISTURBANCE: 16,462 SQ. FT. / 0.378 ACRE

*FIGURES SHOWN ARE APPROXIMATE. SELECTED CONTRACTOR TO VERIFY CALCULATIONS PRIOR TO ISSUANCE OF PERMIT.

UTILITY NOTES:

ALL EXISTING UTILITIES TO REMAIN.



Know what's below.
Call before you dig.

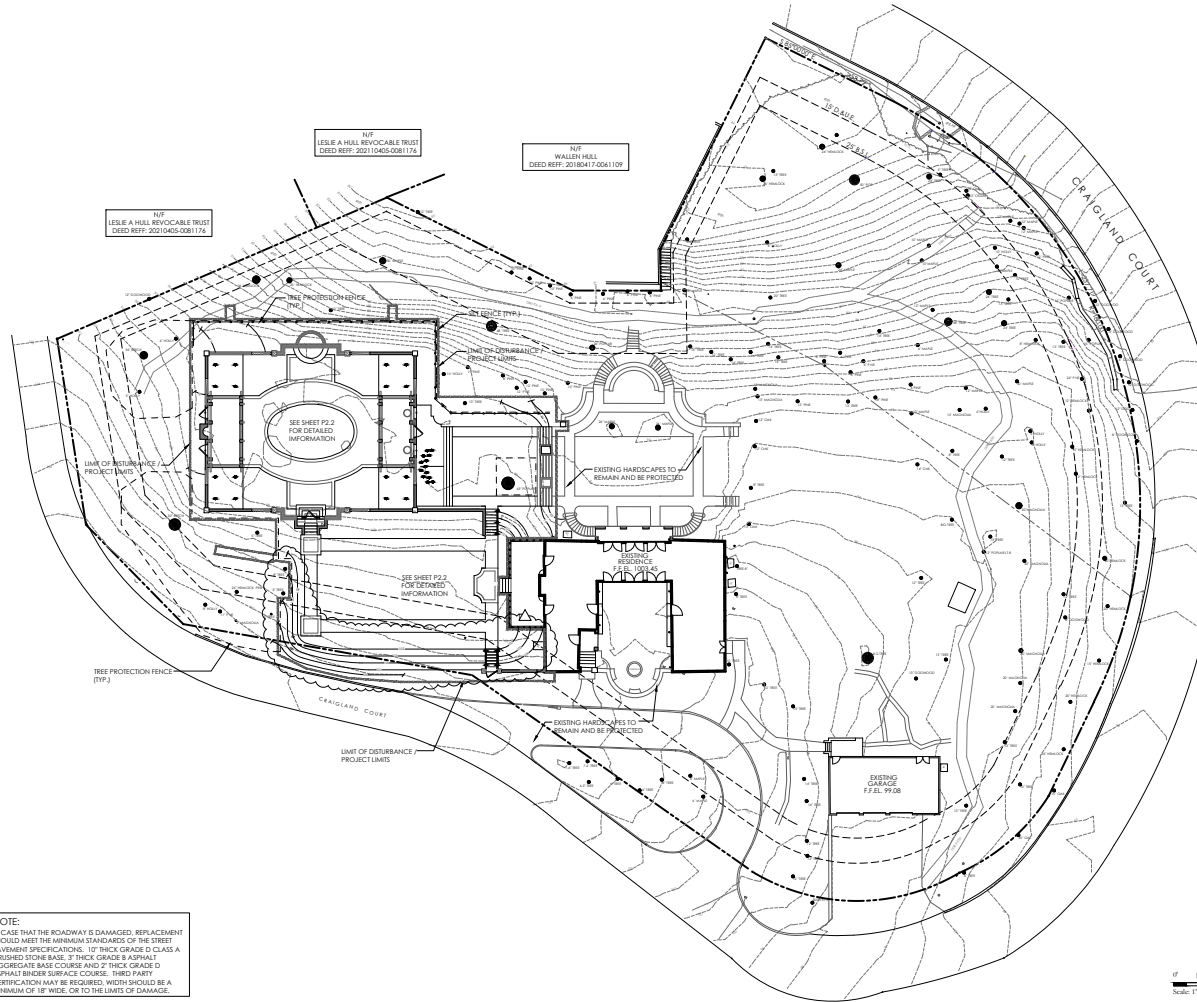
NOTE: CONTRACTOR WILL BE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. CALL (865) 525-2211. FAILURE TO PERFORM THE ABOVE-MENTIONED REQUIREMENTS MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOKE.

GENERAL NOTES:

- A PHYSICAL COPY OF THE CITY APPROVED PERMIT PLANS IS TO BE KEPT ON THE PROJECT SITE THROUGHOUT THE ENTIRE OF THE ENTIRE PROJECT.
- SILT FENCING IN CONJUNCTION WITH STAKES MAY BE USED WHERE APPROPRIATE, SHALL BE PRESENT SOON FROM LEAVING THE SITE.
- ACTIVITIES SUCH AS PARKING, STORAGE OF MATERIALS, AND PLACING PORTABLE RESTROOMS & DUMPSTERS WITHIN CRITICAL ROOT ZONE OF PROTECTED TREES TO BE STRICTLY PROHIBITED.

NOTE:

IN CASE THAT THE ROADWAY IS DAMAGED, REPLACEMENT SHOULD MEET THE MINIMUM STANDARDS OF THE STREET PAVEMENT SPECIFICATIONS. 1" THICK GRADE D CLASS A CRUSHED STONE BASE, 3" THICK GRADE B ASPHALT AGGREGATE BASE COURSE AND 2" THICK GRADE C ASPHALT FINISH SURFACE COURSE. THIRD PARTY CERTIFICATION MAY BE REQUIRED. WIDTH SHOULD BE A MINIMUM OF 18" WIDE, OR TO THE LIMITS OF DAMAGE.



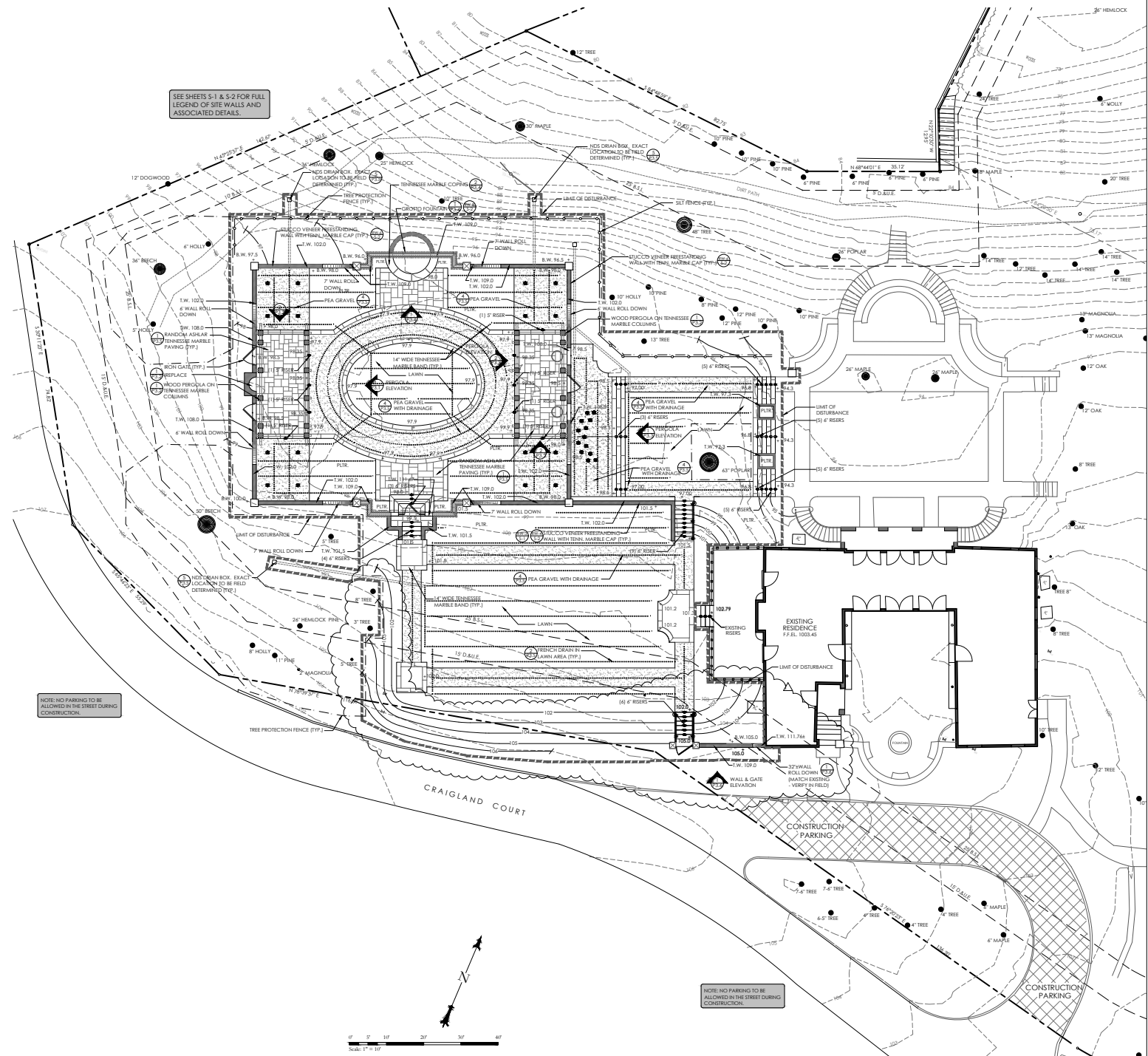
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PERMIT SET
OVERALL SITE PLAN
P 1.1

CRAIGLEN ESTATE
 1043 CRAIGLAND COURT • KNOXVILLE, TENNESSEE



SEE SHEETS S-1 & S-2 FOR FULL LEGEND OF SITE WALLS AND ASSOCIATED DETAILS.

NOTE: NO PARKING TO BE ALLOWED IN THE STREET DURING CONSTRUCTION.

NOTE: NO PARKING TO BE ALLOWED IN THE STREET DURING CONSTRUCTION.

REVISIONS
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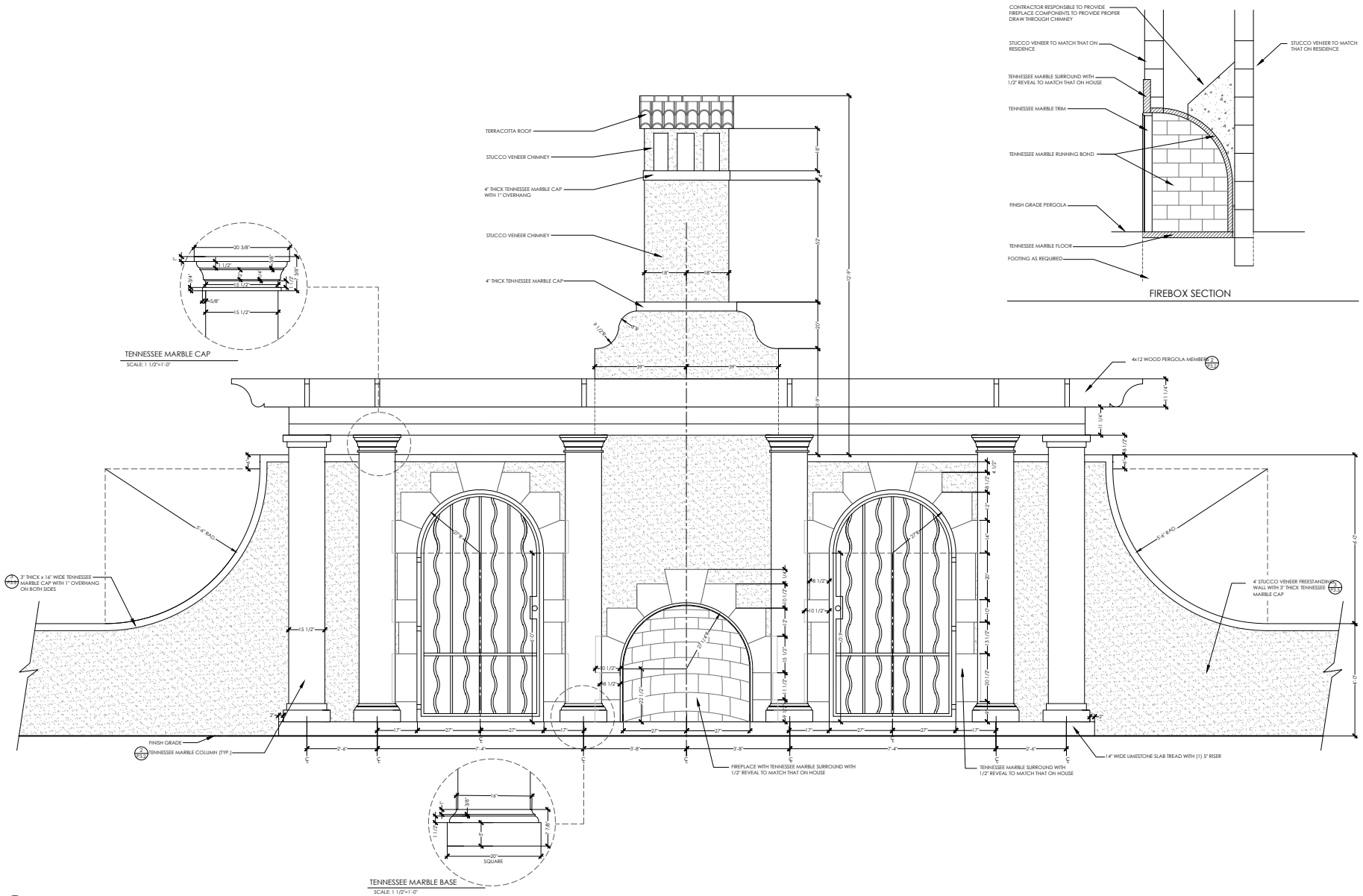
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DATE OF ISSUE: DRAWN BY:

DESIGNER & ARCHITECTURE OF LANDSCAPE SHALL BE RESPONSIBLE FOR THE PROJECT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

1. ALL WORK ON CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

PERMIT SET
 PROPOSED IMPROVEMENTS
P 2.2



1 FIREPLACE AND PERGOLA WEST ELEVATION
 SCALE: 3/4" = 1'-0"

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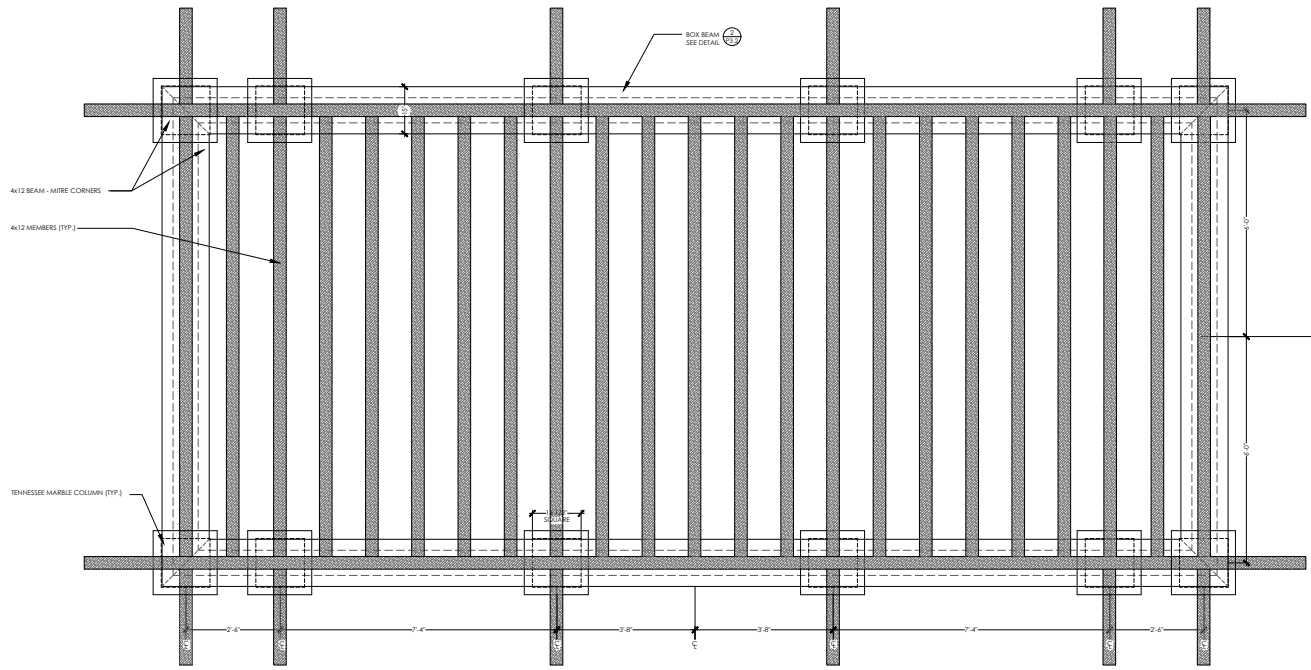
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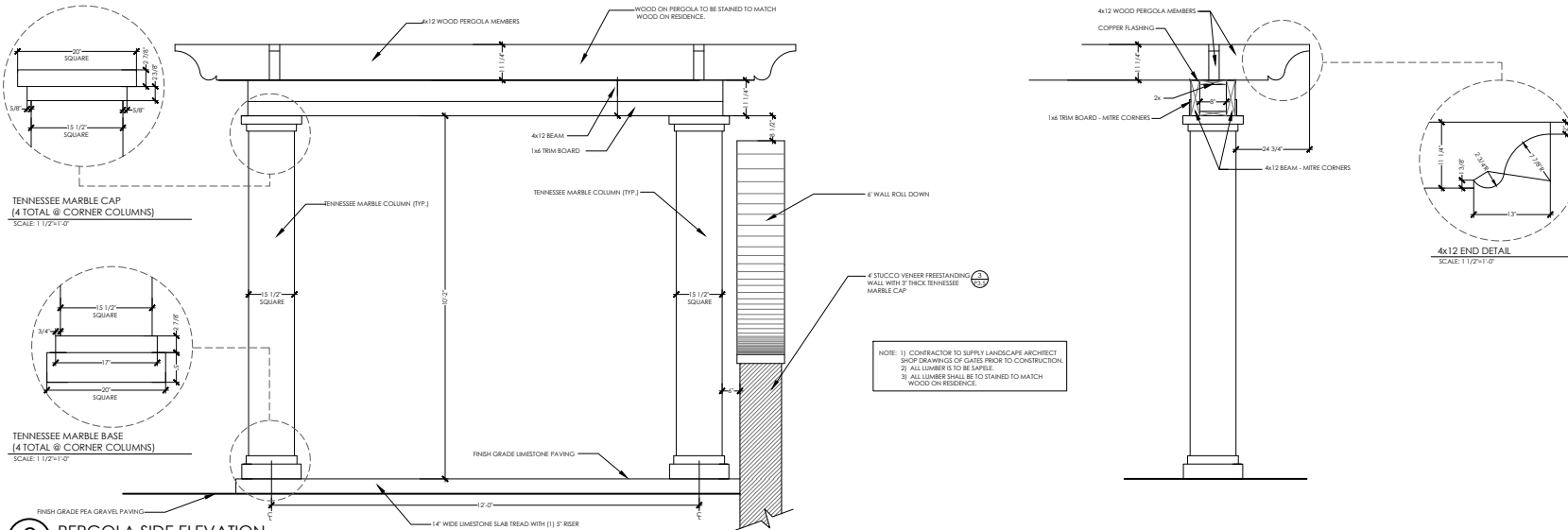
THIS DOCUMENT IS THE PROPERTY OF SWH AND SHALL REMAIN THE PROPERTY OF SWH. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SWH IS STRICTLY PROHIBITED. SWH ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT. SWH IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. SWH IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

PERMIT SET

CONSTRUCTION DETAILS



1 PERGOLA PLAN VIEW
 SCALE: 3/4" = 1'-0"



2 PERGOLA SIDE ELEVATION
 SCALE: 3/4" = 1'-0"

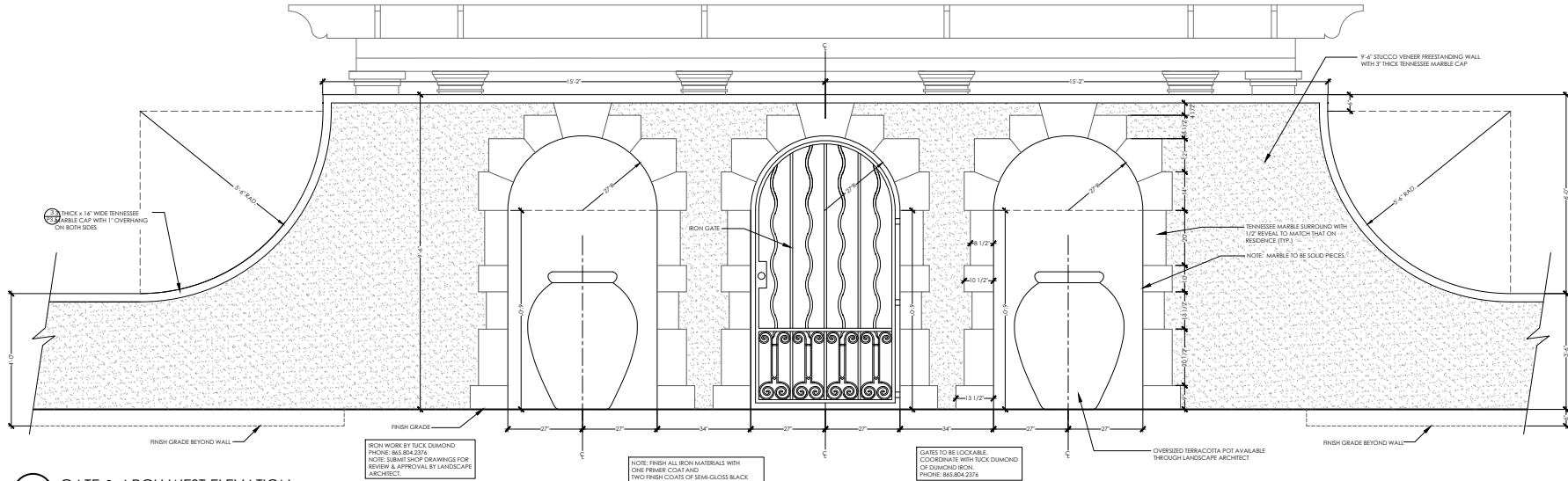
NOTE: 1) CONTRACTOR TO SUPPLY LANDSCAPE ARCHITECT SHOP DRAWINGS OF GABLES PRIOR TO CONSTRUCTION.
 2) ALL LUMBER IS TO BE S4S.
 3) ALL LUMBER SHALL BE TO STAINED TO MATCH WOOD ON RESIDENCE.

NOTE: 1) CONTRACTOR TO SUPPLY LANDSCAPE ARCHITECT SHOP DRAWINGS OF GABLES PRIOR TO CONSTRUCTION.
 2) ALL LUMBER IS TO BE S4S.
 3) ALL LUMBER SHALL BE TO STAINED TO MATCH WOOD ON RESIDENCE.

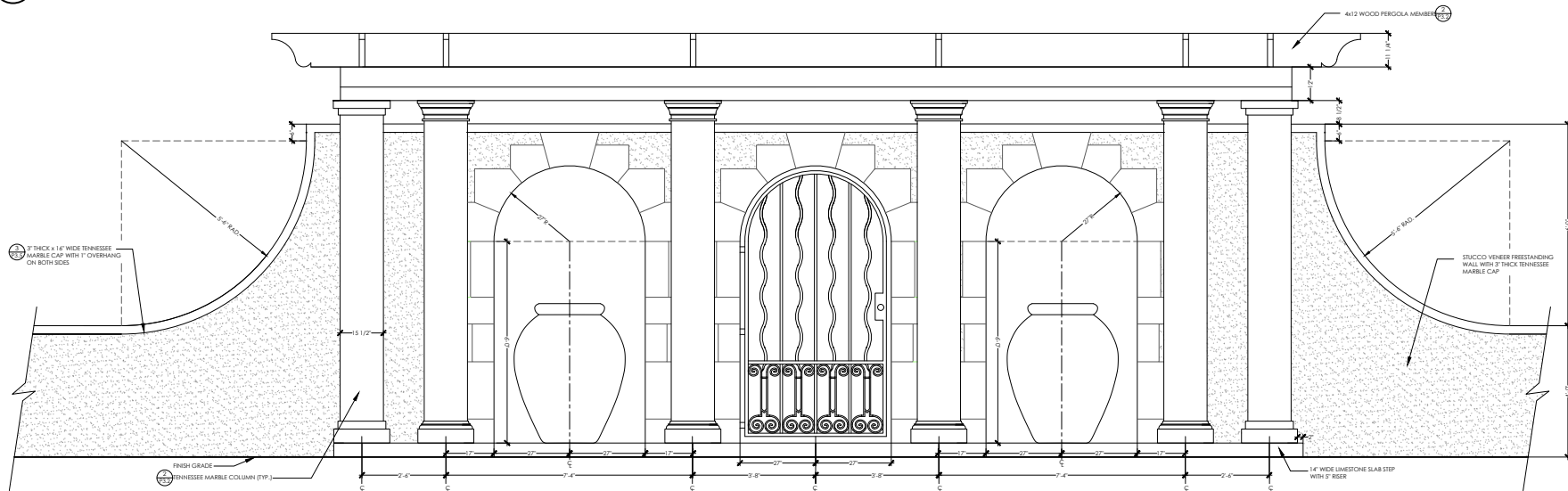
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 REVISIONS FOR PERMIT

PERMIT SET
 CONSTRUCTION DETAILS



1 GATE & ARCH WEST ELEVATION
 SCALE: 3/4" = 1'-0"



2 GATE & PERGOLA EAST ELEVATION
 SCALE: 3/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
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PRELIMINARY NOT FOR CONSTRUCTION
 RELEASED FOR PERMIT

DATE OF ISSUE: _____ DRAWN BY: _____

DESIGNED BY: _____

1. OWNER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MATERIALS TO BE PROVIDED TO THE CONTRACTOR. 2. CONTRACTOR MUST OBTAIN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. 3. 2024 SCHEDULE B, LANDSCAPE ARCHITECTURE PROFESSIONAL SEAL.

PERMIT SET

CONSTRUCTION DETAILS

Designation Report
4 CraigGlen
1083 Craigland Court
June 2, 2003

Statement of Significance and Architectural Description

John James Craig, III, built Craiglen in 1926. Craig was at that time the president of Candoro Marble, having been associated with the marble business since the age of 19 like his father and grandfather before him. He intended that the house highlight and showcase the marble from the Craig quarries and marble imported by Candoro Marble Company from foreign sources. He assembled a tract of approximately 80 acres adjacent to his sister's home, Glen Craig, and hired Charles Barber to design the residence and Charles Lester to design the grounds.

Barber designed the house in the fifteenth century Florentine style generically called Mediterranean Revival. Two wings on either side of the courtyard flank a central courtyard of broken marble with radiant beams of Craig Pink marble. They are joined by a vaulted, arcaded loggia, which opens on one side to the courtyard, and on the other to a marble terrace with curving marble staircases leading to a lower terraced garden. The garden descends further into a large open area that was formerly a lake.

The house was constructed by B. T. Thomas Company of hollow tile stuccoed on the exterior, and a red clay tile roof from the Ludowici Tile Company. Entry to the house is through a gated arch, down steps of East Tennessee pink marble. Opposite the plank double front doors is a column of Verona marble of mottled orange and tan. The interior of the house, which is not regulated by this designation, further showcases the richness of the marble quarried and distributed by the Candoro Marble Company.

The house was completed on March 27, 1928. The final bill for construction of the residence was \$61,678.68. Craig also paid Candoro Marble Company \$15,353.20 for the marble used in the residence, with an additional \$6,500 for setting the marble and an additional \$1,491.00 for the light fixtures.

The collaboration of Barber and Charles Lester is also evident in the grounds outside the residence. Lester designed the gardens to complement the Italian house. A formal terraced garden is contained by semi-circular walled exedra with benches on axis with the loggia. Flanking stairways follow the curve of the wall on either side and lead to the next level, where a paved court is flanked by paths leaving through a planting on the hillside. Another stairway leads to an arcaded building resembling a grotto but contains dressing rooms for swimming. The bath house faced north on the lowest terrace, paved with flagstones and leading to the lake bordered by weeping willows and other romantic landscape plantings.

In constructing the residence, Craig also incurred site work including construction of a long drive with concrete curbs and gutters, bridges over Fourth Creek, construction of a sand beach at the lake, architectural fees to Barber & McMurry and to Charles Lester. Locks were also required to divert water from Fourth Creek to fill the lake below the residence.

Craig named his home Craiglen and lived in the residence from 1928 until his death in 1944. His widow Louise Craig lived there until 1971, when the house and surround property were acquired by developers with the intent of demolishing the residence and developing a subdivision. One of the developers moved into the house with his family on what was to be a temporary basis, but he stayed for twenty years, as a consequence of which the house was preserved. The remainder of the property was sold and developed into the Westlands and Westchase condominiums and the Craigland subdivision.

The significance of the Craiglen lies in its association with the marble industry in East Tennessee and its association with John James Craig, III during the time period when Candoro was at its most prosperous and noteworthy.

Design Guidelines

The design guidelines that should apply to any future changes are listed below, and are the Secretary of Interior's *Standards*.

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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 shall 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.

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

MEETING DATE: 6/12/2003 ▶ FILE NO.: 6-V-03-RZ

▶ APPLICANT: CITY OF KNOXVILLE

TAX ID NUMBER: 121 J C 001.02

JURISDICTION: City Council District 2

▶ LOCATION: North side Craigland Ct. south of Westland Dr.

▶ APPX. SIZE OF TRACT: 1.58 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Craigland Ct. a local street with 26' of pavement within a 50' right-of-way

UTILITIES: Water Source: KUB 6"

Sewer Source: KUB 8"

▶ PRESENT ZONING: R-1 (Single Family Residential)

▶ ZONING REQUESTED: R-1 (Single Family Residential)/H-1 (Historic Overlay) and Design Guidelines

▶ EXISTING LAND USE: Residence

▶ PROPOSED USE: Residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND North: Residences/R-1 (Single Family Residential)

USE AND ZONING: South: Residential/RP-1 (Planned Residential)

East: Residences/R-1 (Single Family Residential)

West: Residences/R-1 (Single Family Residential)

NEIGHBORHOOD CONTEXT: This site is part of a stable low density residential neighborhood developed under R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ APPROVE R-1 (Single Family Residential)/H-1 (Historic Overlay).

APPROVE Secretary of Interior's Standards for Rehabilitation as Design Guidelines.

Designation with H-1 Historic Overlay will protect Craiglen, John J. Craig III's 1926 home, which was designed by Charles Barber with a Charles Lester landscape design.

COMMENTS:

Historic overlay designation is not only appropriate for the property, but also consistent with its history and with the character of the surrounding neighborhood.

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The site contains Craiglen, the house designed by Charles Barber for John J. Craig, III as a showcase for marble from the Craig quarries and imported by Candoro Marble Company. Included on the site are elaborate gardens designed by Charles Lester.

2. Including this property in a historic overlay will recognize the significance of prior owners of the property, the work of Charles Barber's architectural firm, and the important portion of Knoxville's history embodied in the site and its improvements.

B. EFFECTS OF THE PROPOSAL

1. Recognition of the historic significance of the building will have the positive effect of preserving an important part of Knoxville's heritage.

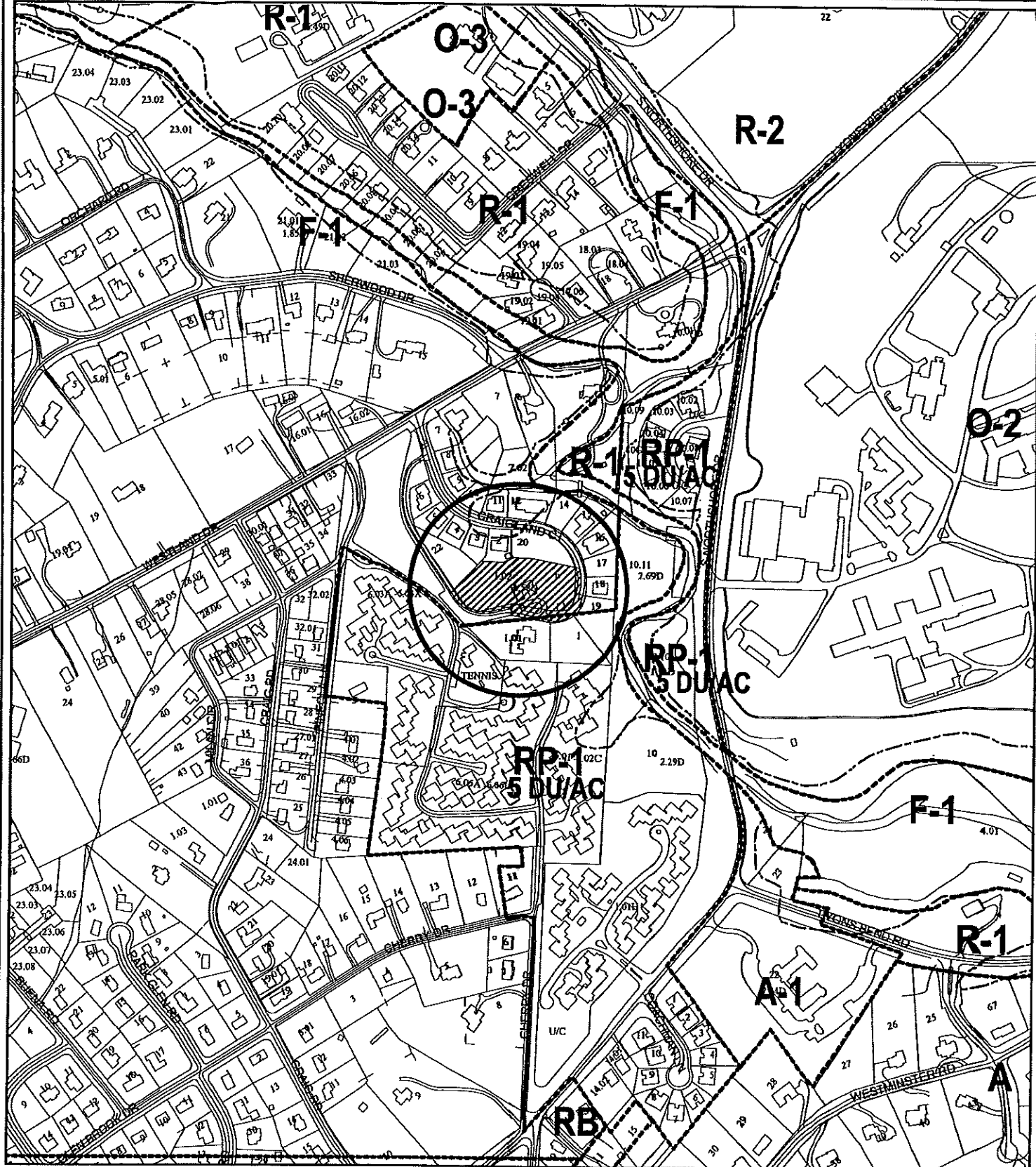
C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The General Plan recommends that significance historical and architectural buildings be designated through historic overlay, and protected.

2. Designation is consistent with the present residential use of the property and that of adjacent buildings.

3. The community as a whole benefits from the preservation of the buildings on this property, with their ties to the marble industry, to one of Knoxville's significant architects, and a significant local landscape architect.

4. The West City Sector Plan designates this property for low density residential use. Since historic overlay does not affect use, that designation will not be affected by H-1 overlay zoning..



**6-V-03-RZ
REZONING**



From: R-1 (Single Family Residential)
 To: R-1 (Single Family Residential)/H-1 (Historic Overlay) and Design Guidelines

Original Print Date: 05/29/03 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville
 Map No: 121
 Jurisdiction: City

