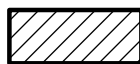




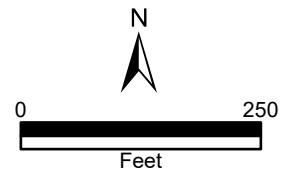
8-C-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1428 Fremont Place 37917
Old North Knoxville H

Original Print Date: 8/6/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Robin Brown



Meeting: 8/21/2025
Applicant: Robin Brown
Owner: Robin Brown

Property Information

Location: 1428 Fremont Place **Parcel ID** 81 L F 001
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman Bungalow, c. 1926.

One and one-half story frame with brick veneer wall covering. Side gable roof with rafters and knee braces. One-story full front porch with tripled wood columns on brick piers, brick balustrade.

Description of Work

Level I/II Installation of Gutters, Storm Windows/Doors, Etc, Routine Repair, Major Repair or Replacement

Removal of wood multi-light casement window on the rear elevation and sections of brick masonry to create an opening to install wood, 12-lite French double doors with a wood transom window. Removal of secondary entrance on the rear elevation and installation of in-kind wood lap siding in its place. Scopes of work related to a new deck, screen door, and enclosing a basement screen were approved administratively on 7/30/2025.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

B. Windows

1. Original windows shall be reused if possible. It will be much less expensive and much better historically to retain the original windows, and it is inappropriate to replace them with new windows that differ in size, material or pane division.
6. Windows may not be blocked in. They must retain the full height and width of the original opening.

D. Entrances

1. Entry features which shall be preserved include sidelights and transoms of plain, patterned, beveled or stained glass, fan light windows and transoms, entablatures and the original doors.
2. Contemporary interpretations of stained glass or etched glass entry doors are usually inappropriate.
3. It may be appropriate to design or construct a new entrance if the historic one is completely missing. Any restoration shall be based on historical, pictorial or physical documentation, if available. It shall be compatible with the historic character of the building or with adjacent buildings.
4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.
5. Entrances must not be removed when rehabilitating a building; adaptation to new uses must include the original entrance.
6. Service (rear) entrances may not be altered to make them appear to be formal entrances by adding paneled

doors, fanlights, transoms or sidelights.

7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

E. Wood Wall Coverings

3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.

Comments

N/A

Staff Findings

1. 1428 Fremont Place is a contributing resource to the Old North Knoxville National Register District and the local overlay.

2. Although design guidelines discourage closing original window openings, the removal of an original window to install a new secondary entrance has been approved if it is minimally visible from the street. The property is on a corner lot, but the rear of the house is obscured by trees and the screened in porch, making it minimally visible. Removal of the casement window is appropriate.

3. Although design guidelines discourage removing original entrances and entry features, removal of secondary entrances has been approved on rear elevations. The existing door should be retained for re-use, if at all possible. Removing the entrance and enclosing it with in-kind wood lap siding is appropriate.

4. The proposed 12-lite wood French doors and wood transom window to be installed feature a similar design to the historic casement window that they will replace, and they are compatible in material and design with the house. While guidelines discourage adding transom windows to secondary entrances, the existing secondary entrance they are proposing to remove features a transom window, and the French doors will not be mistaken as a formal entrance. Grids between the glass are typically not compatible with historic window patterns, as they lack the dimension and depth of exterior muntins, so the doors should feature simulated divided lights; final selections should be sent to staff for review

Staff Recommendation

Staff recommends approval of Certificate 8-C-25-HZ, subject to one condition: 1) final door selection be sent to staff for review.



DESIGN REVIEW REQUEST

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

Robin Brown

Applicant

July 22, 2025

08/21/2025

8-C-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

Robin Brown

Name

Company

1428 Fremont Pl

Knoxville

TN

37917

Address

City

State

Zip

601-906-7919

rbrown@deandean.com

Phone

Email

CURRENT PROPERTY INFO

Robin Brown

1428 Fremont Pl

601-906-7919

Owner Name (if different from applicant)

Owner Address

Owner Phone

1428 Fremont Pl

081LF001

Property Address

Parcel ID

Old North Knoxville

Neighborhood

Zoning

AUTHORIZATION


Staff Signature

Lindsay Lanois

7.23.25

Please Print

Date


Applicant Signature

Robin Brown

July 22, 2025

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: _____

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: Add screen door, deck landing and stairs to existing screened-in porch.

Remove existing casement window and install solid wood outswing french doors. Repair/replace wood siding as required.

Remove existing screen at basement and replace with wood siding to match adjacent wood siding.

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

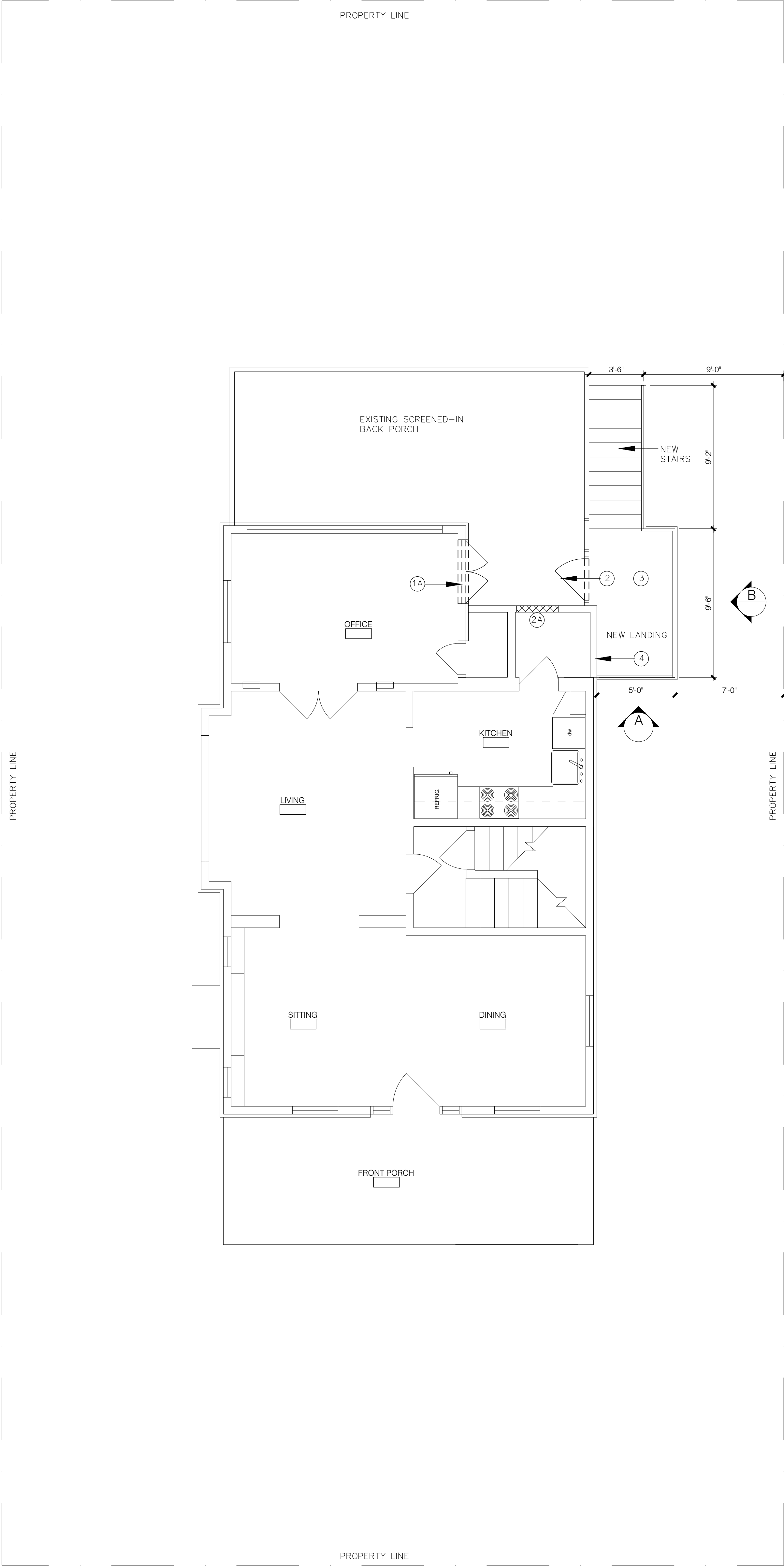
FEE 2:

FEE 3:

TOTAL:

100.00

Pd. 07/23/2025, SG



CONSTRUCTION PHASE 1:

- ① INFILL OPENING W/
2 X 4 WD. STUDS @ 16" O.C.
WITH 1/2" EXTERIOR SHEATHING,
WEATHER BARRIER, AND
WD. SIDING TO MATCH ADJACENT
EXISTING WOOD SIDING.
- ② REMOVE EXISTING SCREEN AND INSTALL
NEW WOOD SCREEN DOOR (3'-0" X 7'-0")
- ③ INSTALL NEW TREATED WOOD DECK LANDING
TO MATCH FINISH FLOOR ELEVATION OF
EXISTING SCREENED-IN PORCH. INSTALL
NEW TREATED WOOD STAIRS DOWN TO
EXISTING GRADE. GUARD RAIL/HAND RAIL
TO BE TREATED WOOD.
- ④ REPAIR/REPLACE WOOD SIDING AS REQUIRED.
MATCH EXISTING WOOD SIDING IN DIMENSION
AND PROFILE. REMOVE EXISTING WOOD FRAME
AND SCREEN AT GROUND LEVEL. INFILL WITH
WOOD SIDING TO MATCH EXISTING WOOD SIDING
ABOVE.

CONSTRUCTION PHASE 1:

- ①A REMOVE EXISTING CASEMENT WINDOW
AND INSTALL NEW WOOD OUTSWING
FRENCH DOORS.
DOORS: PAIR, 2'-0" X 6'-8" WITH
WOOD TRANSOM; EACH PANEL
TO BE FULL GLASS WITH DIVIDED
LITES (COLONIAL) TO MATCH EXISTING
CASEMENT WINDOWS IN STYLE/NUMBER;
SOLID WOOD OUTSWING; BY JELDWEN OR SIM.
- ②A INFILL OPENING WITH 2 X 4 WD.
STUDS @ 16" O.C. WITH 1 LAYER
1/2" EXTERIOR SHEATHING AND
WEATHER BARRIER AND WOOD SIDING
TO MATCH EXISTING ADJACENT WOOD
SIDING.

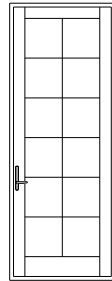




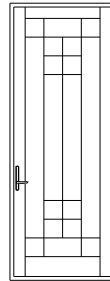
GRID PATTERNS

Custom™ Wood Outswing Patio Doors are available with Grilles Between Glass (GBG) or Simulated Divided Lites (SDL) in various styles and widths.

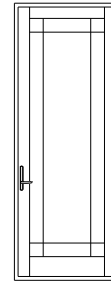
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



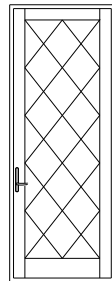
Colonial



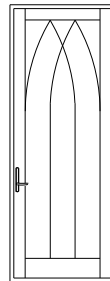
Uneven



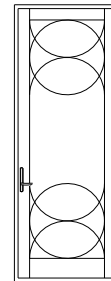
Prairie



Diamond



Gothic



Radius

Bar Alignment

Alignment of bars from product to product is often required. SDL's and, GBG's, may be specified with bars aligned.

