

Meeting: 9/17/2026
Applicant: Andrew Laurence
Owner: Andrew Laurence

Property Information

Location: 1416 Fremont Place **Parcel ID:** 81 L F 029
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Folk Victorian, c.1895

Two-story frame residence with a cross-gable metal roof, an exterior of wood lap siding, and a brick foundation. Partial-width, shed-roof porch on the left side of the façade.

Staff Recommendation

Staff recommends approval of Certificate 9-F-26-HZ, subject to one condition: 1) deck to feature balusters set into the top and bottom rails.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

New deck on rear elevation of house. The deck measures approximately 17'-8" by 15'-8" and will provide access to the second story of the rear elevation. The wood deck will feature square wood posts with a wood balustrade.

New secondary entry on the rear elevation's second story. The door is a 1/3-light wood door surrounded by flat 1x6 wood trim.

New secondary structure. New shed measures 12' by 14' and is proposed for the rear of the house, set 5' off the right side property line. The shed features a gable metal roof, an exterior of wood board-and-batten, and wood barn-style doors facing the house, with one single door on the north elevation.

Comments

1. 1416 Fremont Place is contributing resource to the Old North Knoxville National Register Historic District and local overlay.
2. The deck's proposed placement and wood materials meet the design guidelines and are compatible with the primary house. The deck will be minimally visible from the right-of-way. The deck could be removed without effect on the historic house. The wood materials meet the design guidelines; the wood balusters should be set into the top and bottom rails.

3. The proposed secondary entry will not be visible from the right-of-way and will not require removal of any historic details. The proposed door is compatible with the main house in size, scale, and materials, and remains secondary due to location.
 4. The proposed shed meets the design guidelines for placement, roofing, siding, and window and door materials. The rendering's rafter tails and board-and-batten siding detail should be retained in construction.
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Applicable Design Guidelines

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

Porches

2. Design elements to be included in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

Entrances

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.
6. 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.

Auxiliary or Outbuildings

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
3. Garages shall be located to the rear of the primary building on the lot.
4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.



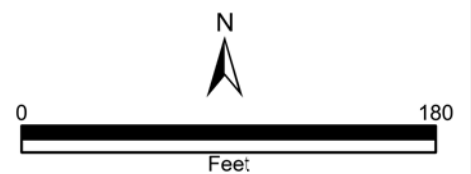
9-F-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1416 Fremont Place 37917
 Old North Knoxville H

Original Print Date: 9/1/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Andrew Laurence



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: Adding a 12ftx14ft storage shed to our backyard as well as a 16ftx17ft back deck. Shed will be offset 5ft from the alley, farther than other stuctures including houses to provide visibility. windows and doors will be wooden, siding wooden board and batten with 4" lap, roof will be 6/12 pitch, metal to match house
It will rest on the ground which will be leveled with top soil. The back deck will be be wooden and stained a natural color. neither structure will be visible from the street

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

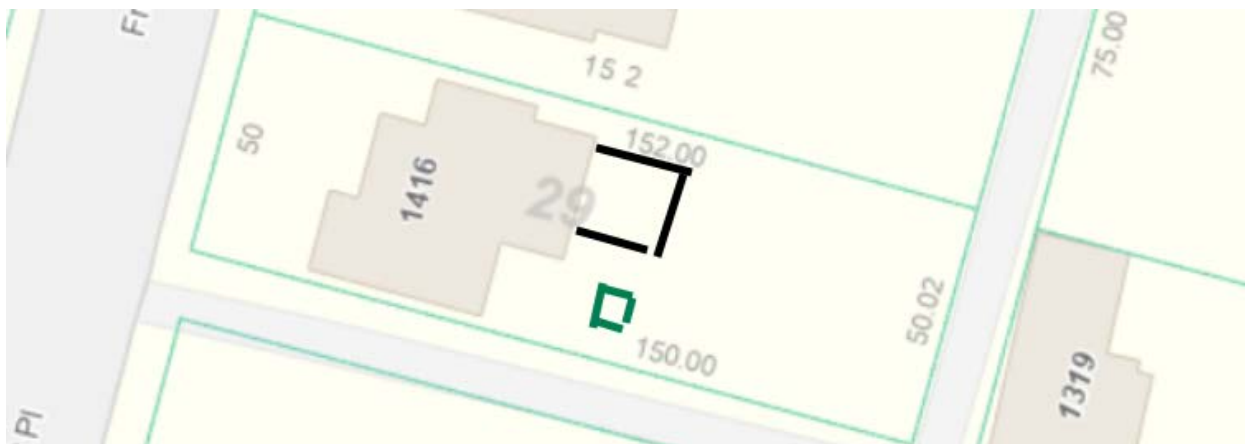
- ☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

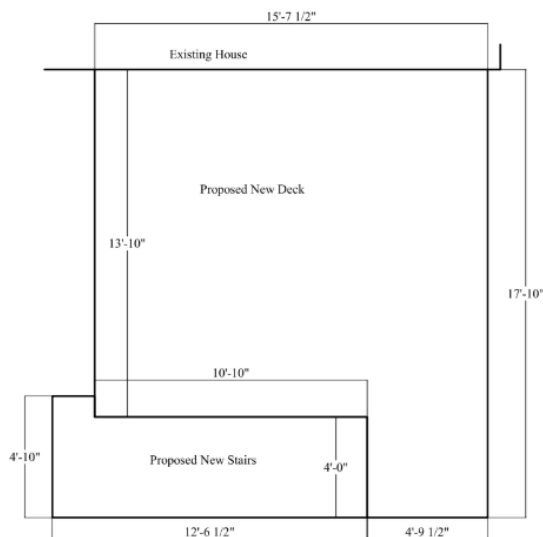
1416 Fremont Place- Application for Shed, Back Deck, and New Exterior Door

Site overview:

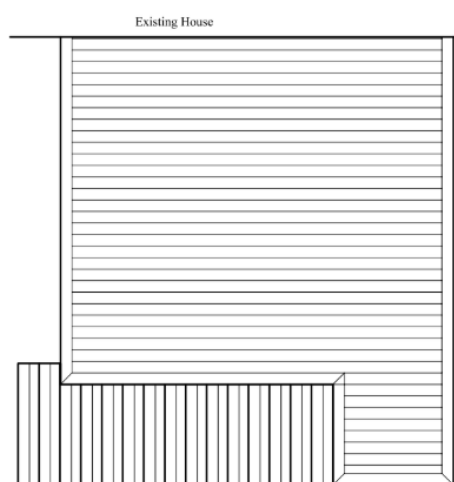


These are the approximate dimensions of the structures with placement locations noted. The Southeast corner of the shed will be approximately 70ft from the Eastern boundary and 5 ft from the Southern Boundary. It will be further from offset from the alley than our house, as well as other houses and previously approved ADU's along this alley. The double doors will open toward the house facing west, and there will be an additional single door on the Northern side to provide easy access from the house and going into the yard. It will require no electrical or other utility attachments.

Deck Overview:

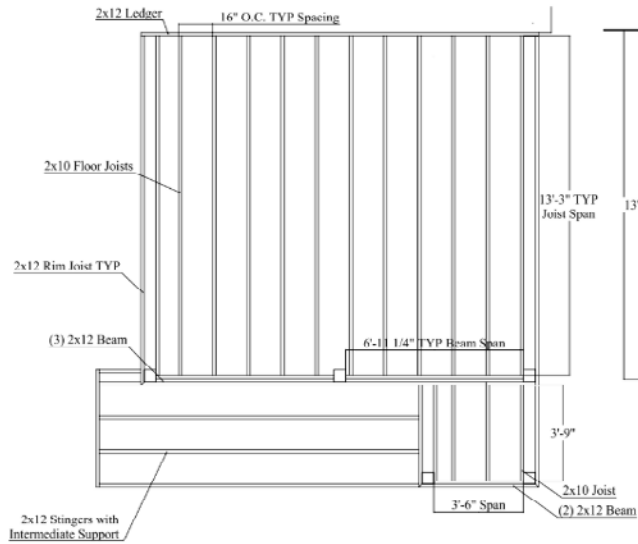


Deck Plan
1/4" = 1'

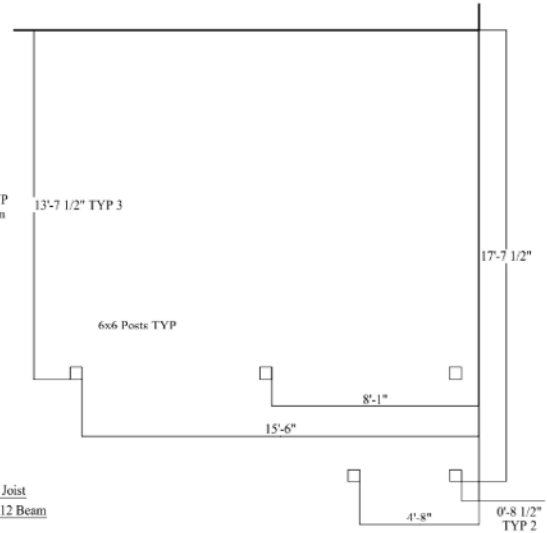


Decking Plan
1/4" = 1'

1416 Fremont Place- Application for Shed, Back Deck, and New Exterior Door

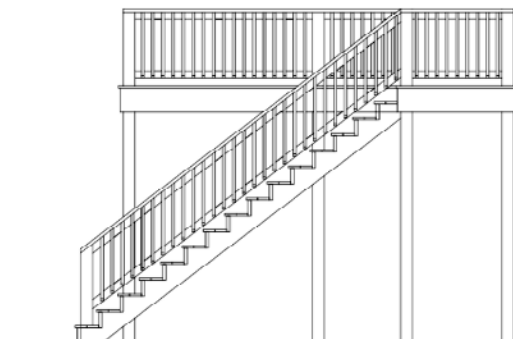


Framing Plan
1/4" = 1'

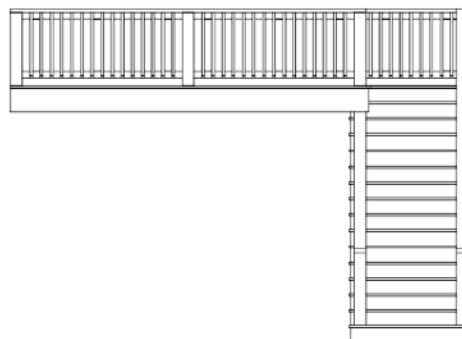


Post Plan
1/4" = 1'

Page 2



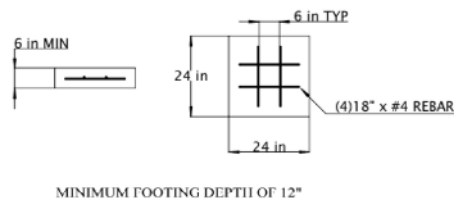
Front Elevation
1/4" = 1'



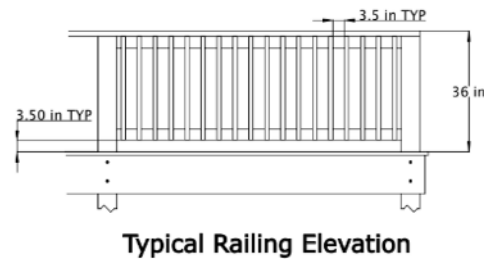
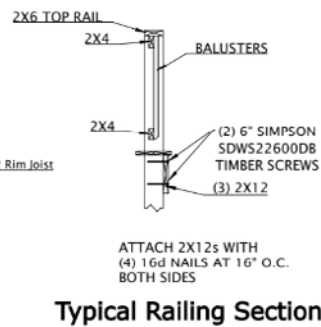
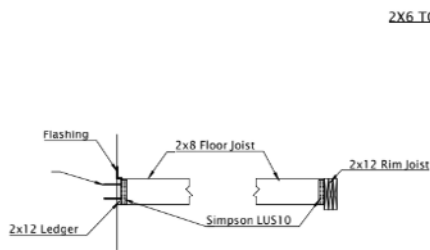
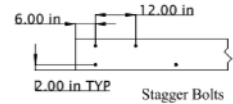
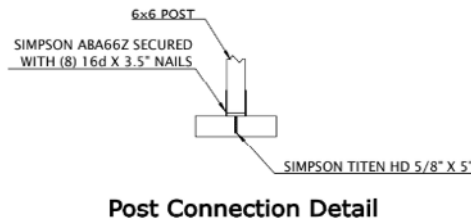
Side Elevation
1/4" = 1'

Page 3

1416 Fremont Place- Application for Shed, Back Deck, and New Exterior Door



Footing Detail



The Deck will be attached to the house with a ledger board and the 4 posts will be placed on 2x2x2 concrete footers reinforced with 2 layers of a grid, or tic-tac-toe patterned #4 rebar cages as documented or otherwise specified in permit LAND-26-0873. The deck will require an additional access point which will be the only modification affecting the outside of the house of this project. We will add an exterior door per the specifications below:

1416 Fremont Place- Application for Shed, Back Deck, and New Exterior Door

Exterior Door Overview:

Current view



REAR ELEVATION – PROPOSED

SCALE: 1/4" = 1'-0"



NOTES:

- EXTERIOR WOOD DOOR WITH SINGLE LITE GLASS (GLASS IN TOP 1/3 OF DOOR)
- DOOR WIDTH: 31"
- DOOR HEIGHT: 80" (6'-8")
- TRIM: 1x6 SURROUND WITH 1x4 HEAD CASING
- COLOR AND MATERIAL TO MATCH EXISTING TRIM

DOOR DETAIL

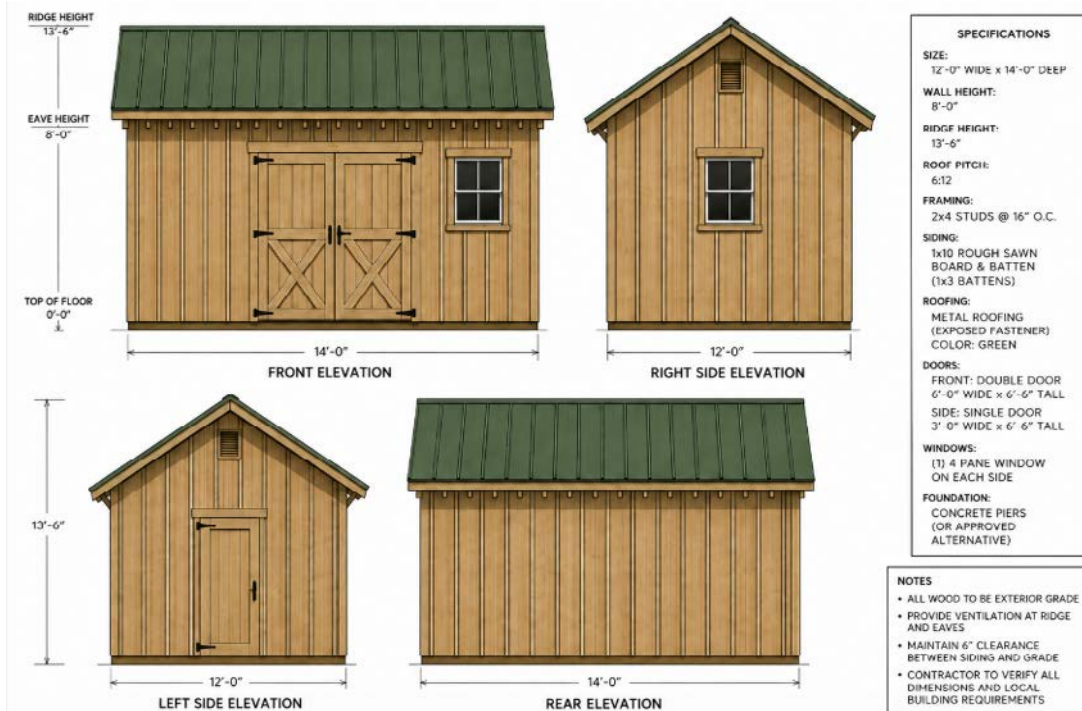


NEW 31" WIDE DOOR LOCATION
(TOP OF DOOR FLUSH WITH TOP OF WINDOW TRIM)

1416 Fremont Place- Application for Shed, Back Deck, and New Exterior Door

The deck will be level with the bottom of the door in the dimensions and specifications detailed above, approximately 8-10 ft above the ground, the above picture shows a rough outline of where the deck will fall but for more detailed measurements refer farther above. Again this is not visible from the street. The door will be a solid, wooden-exterior door with a single pain of glass in the upper exterior third and have a traditional metal door knob.

Shed Overview:



The shed will be all wood siding, windows, and doors with a metal roof to match the house in color and style. The double doors will be westward facing, opening toward the house and the single side door will be northern facing opening into the yard.