



# Staff Report

Knoxville Historic Zoning Commission

File Number: 5-B-26-HZ

**Meeting:** 5/21/2026  
**Applicant:** Thomas Payne, DTSP Properties LLC  
**Owner:** Thomas Payne, DTSP Properties LLC

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## Property Information

**Location:** 430 E. Scott Ave. **Parcel ID:** 81 L Q 016  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman Bungalow, c.1924

One-story frame residence with a hipped terracotta tile roof, an exterior of brick veneer, and a stuccoed foundation. Clipped gable dormer centered on the façade roofline. Recessed corner porch.

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## Staff Recommendation

Staff recommends approval of Certificate 5-B-26-HZ, subject to the following conditions: 1) final roofing product to reflect the original roof color as much as possible, with a specification to be submitted to staff for approval; and 2) the repairs to the chimney to follow NPS Preservation Brief 2, with any necessary mortar selections to be submitted to staff for approval.

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## Description of Work

Level II Major Repair or Replacement

Proposed replacement of original terracotta tile roof with a new architectural shingle roof. Overall roof pitch, rooflines, chimney, and eave overhangs to be retained. Repairs as necessary to original chimney.

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## Comments

1. 430 E. Scott Ave is a contributing resource to the Old North Knoxville National Register Historic District and local overlay.
2. The terracotta tile roof is a character-defining feature of a historic house, including the half-barrel tiles on the ridge, the interlocking tiles, and the small finials at the roof peaks.
3. The terracotta tile roof to be removed is an original or historic element of the house. No COAs have been issued for the roof's installation or repair since the overlay was created. A terracotta tile roof typically meets the end of its life expectancy around one hundred years, as the tiles become too brittle to safely repair via removal of individual tiles and patching (NPS Preservation Brief 30). According to the owner, the tiles have become brittle, and the roof has chronic leaks.
4. In general, requests for replacement of original slate and cement tile roofs with asphalt or architectural shingles

have been approved in Old North Knoxville, recognizing the approximately 100 year life span of the original roof materials, the difficult nature of significant repairs, and the difficulty and expense of replicating the specialty materials. Recent comparable cases were approved at 700 E. Scott (10-H-12-HZ) and 1361 Armstrong Ave (8-D-21-HZ), where the original cement tiles were approved to be replaced with dimensional asphalt shingles to match the existing closely in color.

5. The proposed roof replacement will retain the original roof slope, including the clipped gable dormer, along with the chimney. The prominent ridge tiles and the small finials will be removed, but they could be replicated. Some architectural asphalt shingle products can sufficiently reflect the pattern, texture, and color of terracotta tile roofs. The final product should be selected to replicate, as much as possible, the texture and color of the existing roof, and be submitted to staff for approval.

6. The repairs to the chimney should be in accordance with NPS Preservation Brief 2.

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## Applicable Design Guidelines

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

The roofs in Old North Knoxville are now nearly all modern asphalt shingles. There were a variety of original roofing materials, such as standing seam metal or metal shingles, wood or slate shingles, large patterned asphalt or asbestos shingles, or shaped roof tiles of terra cotta or concrete. The historic roof colors would have been darker shades of brown, gray, red, green or black. If the roofs were metal, unless they were copper, they were probably painted a dark color to harmonize with the exterior siding and trim colors. Copper roofs were allowed to anodize naturally.

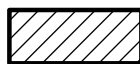
The best roof materials to use when roofing are replicas of the original. If that cannot be done, asphalt or fiberglass shingles can be used, but their colors should be carefully selected to reflect the original roofing colors.

4. Materials used in roofing existing buildings or new construction shall duplicate the roofing materials originally found in the neighborhood. Asphalt or fiberglass shingles can be appropriate, as are wood, slate, standing seam metal, or metal shingle or tile roof coverings. The color of roofing materials should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.

5. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards and other unique roof features). Use some of these details in designing new buildings.



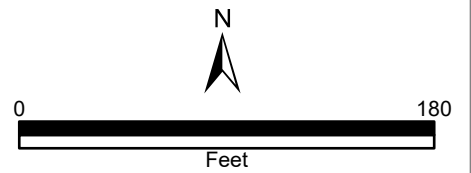
**5-B-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



430 E. Scott Ave. 37917  
 Old North Knoxville H

Original Print Date: 5/7/2026  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Thomas Payne, DTSP Properties LLC



**Re: 430 E Scott Ave - 5-B-26-HZ**

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**From** Tom Payne <tepdstp@gmail.com>

**Date** Wed 5/6/2026 7:22 AM

**To** Malynda Wollert <malynda.wollert@knoxplanning.org>

**Cc** David Sneed <hawksneed@gmail.com>

 1 attachment (83 KB)

McClainEst430EScott.pdf;

You don't often get email from tepdstp@gmail.com. [Learn why this is important](#)

Hello Ms Wolbert,

Me and David Sneed have owned this house in partnership for 19 years and have used it for rental and will continue to do so.

We have maintained the roof ourselves, but have determined that the 100 year old tiles have become too brittle for us to continue to crawl on and replace without breaking more tiles in the process.

The roof has some chronic leaks, and is in need of replacement very soon.

The chimney condition appears to us and the roofing company to be stable and, of course, will remain. We will repoint with mortar joints if we deem necessary. The maintenance of the chimney is our responsibility, and will be addressed after completion of the roof replacement.

The house fireplace is for coal so the chimney is not being used. It has never been used during our ownership, and the hearth will remain blocked off inside the house.

The roofing company will install an electric attic vent on the back of the house since ridge vents are not suitable for this type of hip roof. There is an old steel vent on the back of the house behind the chimney that will be removed.

The shingles will be Certaineed Landmark AR Dimensional shingles and our color choice would be a medium to dark gray. Those colors are Cobblestone Gray, Colonial Slate, Georgetown Gray, or Pewter. However, we are also interested in a Hunter Green but not sure if it's available in this product line or whether the commission would deem it acceptable. It's a very deep green.

Attached is a copy of the quote from McClain Roofing.

Please let us know if you need additional information.

Tom



**Lance McClain, Owner**  
1768 Scenic Dr  
Maryville, TN 37803  
865-414-3613  
lance@mcclainroofs.com

Mr. Snead  
430 E Scott Ave.  
Knoxville, TN

### **Proposal for Roof Replacement - Certaineed Landmark AR**

**REMOVAL INCLUDES** : To remove (1) layer of existing shingles to the decking, or existing felt if condition of felt permits, re-nail existing decking where needed, and replace any damaged or deteriorated decking. **PLEASE NOTE** : Removal of each additional layer of shingles shall start at \$40.00 P/SQUARE and increase according to the roof pitch/slope and access. Replacement of 4x8 decking sheets shall be \$50.00 P/Half Inch sheet and \$60.00 P/Three Quarter Inch sheet. 1x8 Deck boards will be replaced at \$30.00 per 8 foot board. This is unknown at time of proposal, will need to remove old shingles in order to see if any decking needs to be replaced. **UPDATED** : Inspection noted some rotten boards around the chimney. Proposal Includes (6) 1x6x8 Pine boards.

**UNDERLAYMENT/FELT** : To install synthetic felt underlayment using button cap nails run perpendicular to the roof slope. Ice and Water shield will be installed in all valleys and any roof penetrations under a 3/12 slope.

**FLASHING** : We will replace all pipe boots and install drip edge (**Code Requirement**) along all rakes and eaves. Drip edge color of homeowners choice (Black, Brown, White). The proposal includes 4 box vents to give the roof proper ventilation since there are minimal ridge vents.

**STARTER** : **Certaineed Starter** shingles will be used along the eaves and rakes.

**SHINGLES** : To install **Certainteed Landmark AR Dimensional** shingles with a limited lifetime warranty. Color of homeowners choice (if available).

**RIDGE VENTING** : **Certainteed Shadow Ridge** shingles of matching color will be installed on all hips and ridges.

**UPDATED** : No ridge vent on the roof noted during inspection, so no Omni Roll will be installed. Price includes 1 Lomanco 2,000 Power Attic Fan. **Please Note** : I do not let my guys install the attic fan, it will need to be hardwired into an existing circuit. Homeowners are responsible to do it on their own or can use their own electrician to install the wiring.

**WARRANTY** : McClain Roofing and Construction provides a 5 year warranty from the date of installation against any workmanship. This does not include damage caused as a result of any storm or wind blown rain. The materials are covered under the manufacturers stated warranty for products rated at 30 years.

**CLEAN UP** : McClain Roofing and Construction will clean out all gutters, blow off roof, porches, sidewalks, driveways, etc. We will run a magnet bar around the perimeter of the structure to pick up nails. McClain Roofing and Construction will remove all debris from the work site and properly dispose of it.

**Note**: Any active satellite dish installed on the roof will be the responsibility of the homeowner to make arrangements for re-install and calibration. If it is not in use, we can cut the line and dispose of it.

McClain Roofing and Construction is not responsible for any drywall tape separation or nail popping as a result of the roof installation.

**All materials are guaranteed to be specified and the above work to be performed in accordance with the specifications submitted and completed in a professional manner for the sum of : \$8,900.00**

**PAYABLE AS FOLLOWS** : McClain Roofing and Construction does not require any deposit up front. Once the work is completed, a final invoice will be emailed to you and allows 14 days for payment to be received. We accept cash, checks and credit cards: MasterCard, Visa, American Express and Discover. **If you would like to pay with a credit card, there will be a 3% processing fee added to your final invoice.**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate of this contract. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance upon the property.

**This proposal is good for 30 days.**



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