

**Meeting:** 3/19/2026  
**Applicant:** Jonathan Salow  
**Owner:** Knoxville Housing Cooperative

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## Property Information

**Location:** 704 Morgan St. **Parcel ID:** 94 D J 030  
**District:** Fourth and Gill H  
**Zoning:** RN-3 (General Residential Neighborhood)  
**Description:** Queen Anne, c.1910

Two-story residence with a cross-gable roof clad in asphalt shingles, an exterior of asbestos shingles siding, and a brick foundation. One-story corner porch.

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## Staff Recommendation

Staff recommends denial of the proposed chimney removal and approval of repair to the existing chimney.

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## Description of Work

Level II Major Repair or Replacement

Proposed demolition of secondary chimney. Brick masonry chimney is located on the rear roof slope of a rear one-story massing. Application states that the chimney is leaking and the space will be infilled with new sheathing and new roof cladding to match the existing.

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## Comments

1. 704 Morgan Street is a contributing resource to the Fourth and Gill National Register Historic District and the local overlay.
  2. Demolition of historic chimneys is evaluated on a case-by-case basis, depending on the condition of the chimneys, their location and design, and visibility from the primary street. A comparable but smaller rear chimney at 810 Luttrell Street was approved for demolition in 2024 (8-G-24-HZ) and 1111 Eleanor St in 2020 (7-G-20-HZ), while chimneys on the side roof slopes were required to be retained at 1009 Gratz Street (4-E-23-HZ).
  3. The chimney proposed for demolition is not visible from a directly front-facing view on Morgan Street, but is currently visible from E. Fourth Avenue as the adjacent lot is vacant. A new two-story residence at 700 Morgan Street has been approved by the HZC (7-G-25-HZ) and is currently in permitting. If the new house is constructed, the chimney will be minimally visible from the street.
  4. The primary chimney on the main cross-gable roof slope will be retained. The chimney proposed for demolition is secondary in design to the central chimney but is a historic element of the roofline.
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## Applicable Design Guidelines

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

### Roofs

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

### Masonry

9. Chimneys should not be removed or altered if they are original and should match the original design if they must be replaced or have been removed.



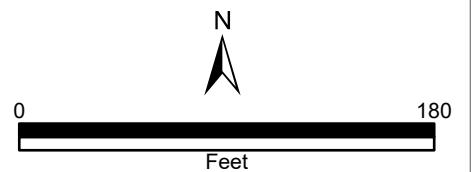
**3-B-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**704 Morgan St. 37917**  
**Fourth and Gill H**

Original Print Date: 2/27/2026  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jonathan Salow



# Big Bear Construction and Restorations LLC

6711 Crystal Lake Drive | Knoxville, Tennessee 37919  
423-506-0515 | Bigbearconstruction1@gmail.com

**RECIPIENT:**

**Knoxville Housing Cooperative**

704 Morgan  
Knoxville, Tennessee 37917

**Quote #289**

Sent on Feb 15, 2026

**Total \$3,000.00**

Product/Service	Description	Qty.	Unit Price	Total
Demo/haul off / clean up/ patch, and seal roof properly	<p>This proposal is to demo and remove a leaking chimney on the property at 704 Morgan St., Knoxville, TN.</p> <p>Myself and my clients understand that this is a historical property, however, this is the small chimney in the back, and the visibility from the front of the road, you see the main chimney, which will stay in place.</p> <p>The chimney that we will be demoing is only visible from the backyard area and partially from the side. In effort to preserve the property, the best method is to demo and remove the chimney into properly structurally patch the roof sheathing. After we patch the roof sheathing and cleanup the demo then we will need to match the roof shingles in properly roof the area that we removed the chimney from.</p>	1	\$3,000.00	\$3,000.00

**A deposit of \$1,500.00 will be required to begin.**

**Total** **\$3,000.00**

This quote is valid for the next 30 days, after which values may be subject to change.



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