

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park

METRO HISTORIC ZONING COMMISSION (MHZC)

MINUTES

September 9, 2021

Commissioners Present: Chair Bell, Vice-chair Stewart, Commissioner Jones

Applicant: Zach Kroenung, Preston Quirk

Zoning Staff: Melissa Baldock, Joseph Rose

Public: Ron Hogan

The meeting began at 1406 5th Avenue North at approximately 12:00 p.m. The purpose of the special called meeting was to review a historic home in which the owners have submitted an application for demolition due to economic hardship. The meeting was led by applicant Zach Kroenung with Ascent Construction.

Commissioners were shown around the exterior of the house and then guided inside via the rear of the house. Kroenung pointed out the bowing left side exterior wall of the home. Commissioner Stewart asked for the names of the engineers that provided the engineering reports for the home. Kroenung provided him Garman Engineering Company LLC, Bassett Structural, and Logan Patri Engineering Inc. Chair Bell questioned what had been taken down on the rear of the home where the back wall has been left open. Kroenung stated that part of a rear addition had been removed.

Once the Commissioners were able to see the condition of the rear of the home and the bowing exterior side wall of the home, they were shown inside through a rear doorway. Inside, Commissioner Jones asked about the previous restoration efforts that had taken place. Rose stated that restoration had been completed in 2008 and a new roof and new HVAC system had been installed in 2019. Chair Bell questioned if the applicant's intention was to reconstruct the home exactly as-is if demolition was found appropriate. Kroenung confirmed that this was the intention and that original materials would be reused as much as possible, including original brick. The Commissioners asked to see the basement level of the home and Kroenung led everyone downstairs.

Preston Quirk joined the group once everyone was downstairs. Quirk expressed his concern about the bowing exterior left wall. He stated that if the left wall must be removed and reassembled, there is risk that the entire structure could come down. Chair Bell asked whether it would be possible to shore up the rest of the structure of the home while the left wall was removed and reassembled if that approach was necessary. Quirk indicated that would be possible but that shoring efforts could prove to be significant. Quirk and Kroenung pointed out that some of the floor joists had rotted at the ends and that some sistering had been completed on some of the floor joists. Quirk and Kroenung also mentioned that many of the structural issues of the home were not discovered until work began on the home.

Chair Bell asked about the history of the home and whether this was, in fact, the oldest remaining home in Germantown. Rose and Baldock stated that it is was one of the oldest remaining homes in Germantown, if not the oldest. Baldock explained that the staff had documentation showing that the home is pre 1860 and was possibly built around 1850 and maybe as early as 1830. Baldock directed the Commissioners to the staff recommendation where a complete history of the home can be found.

The meeting adjourned at approximately 12:45 p.m. in front of the home.