

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
4100 Aberdeen Road
October 21, 2020

Application: New Construction—Infill
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: R8
Map and Parcel Number: 10308019200
Applicant: Van Pond, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The proposal is to construct a one and-one-half story house with an attached garage, replacing a non-contributing one-story house. The new house will have brick walls on the first story and half-timbering and panel cladding on the upperstory gable fields.

Recommendation Summary: Staff Recommends approval of the proposed infill construction with the following conditions:

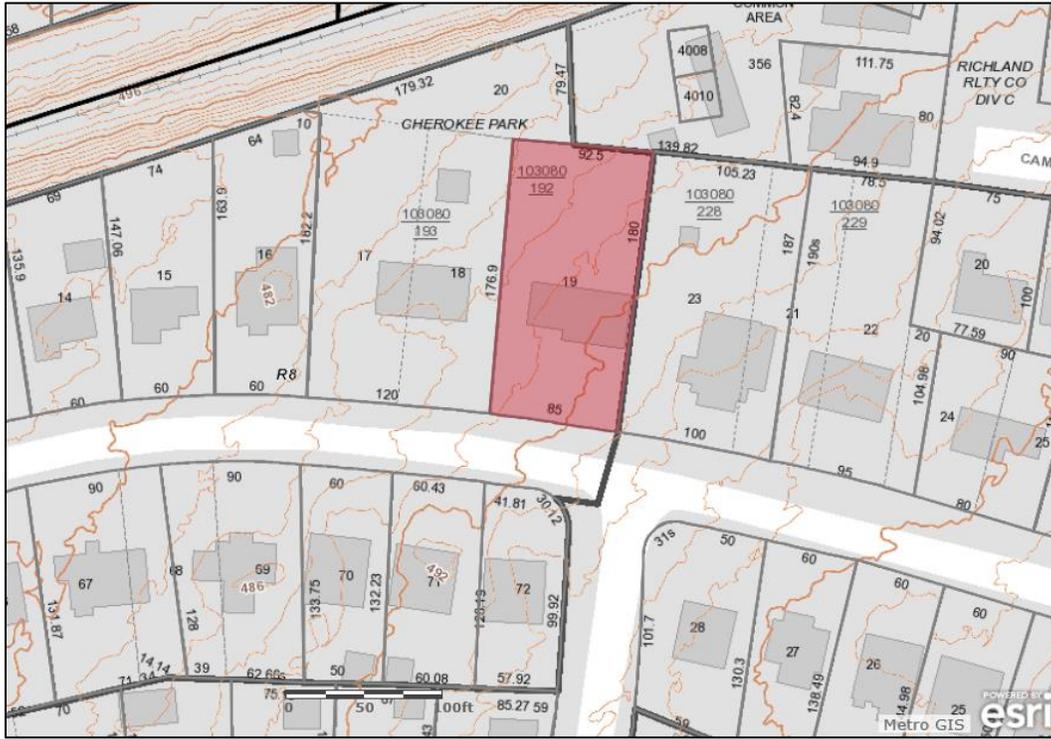
1. The width of the house shall be reduced to fifty-six feet (56'); and
2. The foundation material shall be different from that of the primary wall material; and
3. All materials shall receive final approval from staff prior to purchase and installation: foundation material, window and door selections, roof colors; driveway and walkway; and
4. The HVAC units shall be behind the midpoint of the building.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Cherokee Park Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floorplans
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. NEW CONSTRUCTION

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*
- There is not enough square footage to legally subdivide the lot but there is enough frontage*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

With the exception of Cambridge Avenue which was developed earlier than all other streets within the historic district, brick and stone (primarily limestone) are the primary exterior claddings on historic structures in the neighborhood.

Only on Cambridge Avenue is wood lap siding a primary exterior cladding on historic structures and considered compatible for infill construction.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

Background: The house at 4100 Aberdeen Road is a non-contributing Ranch style house, constructed circa 1950. The house does not contribute to the historic character of the Cherokee Park neighborhood.



Figure 1: 4100 Aberdeen Road, circa 2010.

Analysis and Findings: The applicant proposes to demolish the current house and construct a new one and one-half story house.

Height & Scale: The proposed infill will be one and one-half-stories with a roof-ridge height of twenty-seven feet, eight inches (27'-8") above the first floor level, and an eave height of nine feet, six inches (9'-6") above floor level. The adjacent houses to the left and right are twenty-seven feet (27') tall and twenty-two feet (22') tall, respectively. Although the proposed house is taller than its immediate neighbors, the difference is minimal, and the surrounding area does include several houses that are twenty-eight feet (28') tall or taller. The foundation will vary from four feet (4') tall on the left side of the house to less than one foot (1') tall on the right, due to a cross-slope on the lot down from right to left.

The proposed infill at 4100 Aberdeen Road will be sixty-three feet, nine inches (63'-9") wide in total which is wider than both adjacent houses. The house to the right is fifty-seven feet (57') wide and the house to the left, which is currently the widest house in the immediate vicinity, is sixty-one feet (61') wide. The houses to the right and left are also located on wider lots, one hundred feet (100') and one hundred, twenty feet (120') respectively, whereas this lot is eighty-five feet (85') wide. Staff finds that the width of the proposed building is not appropriate and recommends that the width shall be limited to fifty-six feet (56') to be compatible with the surrounding context on similarly sized lots.

The primary massing of the building will extend fifty-three feet (53') from front to back, followed by a twenty-two foot (22') deep screened porch and a twenty-seven foot (27') deep garage at the very rear. The total depth of one hundred, two feet (102') is considerably greater than is typical of historic houses in the immediate vicinity; however, the house includes an attached garage, which adds to the total length. An attached garage is appropriate in this instance because of the lack of rear alley and because the garage is located in a typical location for garages in this neighborhood. In addition, the connector between the house and garage is a single story and is stepped in from the side so as to be minimally visible.

With a condition the width is reduced to fifty-six feet (56'), Staff finds that the height and scale of the proposed infill to meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill is proposed to be located with its front wall in line between the fronts of the two adjacent historic houses. The house will be shifted toward the left side of the lot to accommodate a driveway on the right side and will have side setbacks of five feet (5') on the left side and eighteen feet (18') on the right. The spacing between the proposed

house and the historic house to the left will appear greater, however, because the house to the left is on a double lot with an atypically wide side yard. Historic houses in the Cherokee Park neighborhood are typically shifted to one side to accommodate side yard driveways because the lots do not have alleys at the rear, therefore staff finds that these setbacks are consistent with those of surrounding historic houses nearby.

Staff finds that the setbacks for the proposed infill will meet the zoning setback regulations and Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Brick	Color and Texture Needs Approval	Yes	X
Primary Cladding	Brick	Color and Texture Needs Approval	Yes	X
Secondary Cladding	Half-Timber and Panel	Texture Needs Approval	Yes	
Primary Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Trim	Wood or Cement-fiber	Texture Needs Approval	Yes	
Front Porch Floor/Steps	Concrete	Sand-blasted	Yes	
Front Porch Roof	Asphalt Shingles	Color Needs Approval	Yes	X
Front Porch Columns	Wood	Typical	Yes	
Rear Porch floor/steps	Wood	Typical	Yes	
Rear Porch Posts	Wood	Typical	Yes	
Rear Porch Railing	Wood	Typical	Yes	
Rear Porch Roof	Asphalt Shingles	Color Needs Approval	Yes	X
Windows	Clad-wood Divided-light Double-hung	Selection Needs Approval	Yes	X
Principle Front Entrance	12-light Glass Top, Panel Below	Needs Approval	Yes	X

Secondary Front Entrances	9-light Full-light French Doors	Needs Approval	Yes	X
Driveway	Material Not Indicated	Needs Approval	Unknown	X
Walkway	Material Not Indicated	Needs Approval	Unknown	X
Garage Doors	Material Not Indicated	Needs Approval	Yes	X

The primary wall and foundation material would both be brick, whereas houses in the neighborhood typically have a differing foundation and wall materials. Staff finds the height of the house’s roof and eaves to be appropriate, but that the continuous brick from eave to grade exaggerates the appearance of the primary wall height.

As a condition of approval, staff recommends that the foundation material shall be different from that of the primary wall material, and that the applicant seek final approval of masonry, fiber-cement texture, roof colors, window and door selections, and paving materials.

With a condition that the materials shall be approved, staff finds that the project will meet Section II.B.1.d. of the design guidelines.

Roof form: The primary roof of the building will be a cross-gable, with a pitch of 7.5/12 on all major roof slopes. The front porch will have a shed roof with a 5/12 pitch. These roof forms are compatible with the roofs of nearby historic houses.

Staff finds that the project meets section II.B.1.e. of the design guidelines.

Orientation: The new house will be oriented with the primary entrance facing the street, with a projecting front porch comprising the majority of the building’s primary center component. The porch will be thirty-six feet (36’) wide and twelve feet (12’) deep. The house will be shifted toward the left side of the lot with a driveway running along the right side of the house, with a walkway connecting the front porch to the street in front. This orientation is similar to several surrounding houses along Aberdeen Road.

Staff finds that the project’s orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the front and side of the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities is not indicated on the submitted site plan. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With the HVAC location as described, staff finds that the project will meet Section II.B.1.i. of the design guidelines.

Recommendation: Staff Recommends approval of the proposed infill construction with the following conditions:

1. The width of the house shall be reduced to fifty-six feet (56');
2. The foundation material shall be different from that of the primary wall material;
3. All materials shall receive final approval from staff prior to purchase and installation: foundation material, window and door selections, roof colors; driveway and walkway; and,
4. The HVAC units shall be behind the midpoint of the building.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Cherokee Park Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS



4102 Aberdeen Road (contributing), adjacent to the left of proposed infill.



4028 Aberdeen Road (contributing), adjacent to the right of proposed infill.



4026 Aberdeen Road (contributing), two lots to the right of proposed infill.



4022 Aberdeen Road (contributing), three lots to the right of proposed infill.



4111 Aberdeen Road, widest house on a wide lot, across the street from proposed infill.



4022 Aberdeen Road, narrowest house on a wide lot, four lots to the right of proposed infill.

A NEW RESIDENCE AT
4100 ABERDEEN ROAD

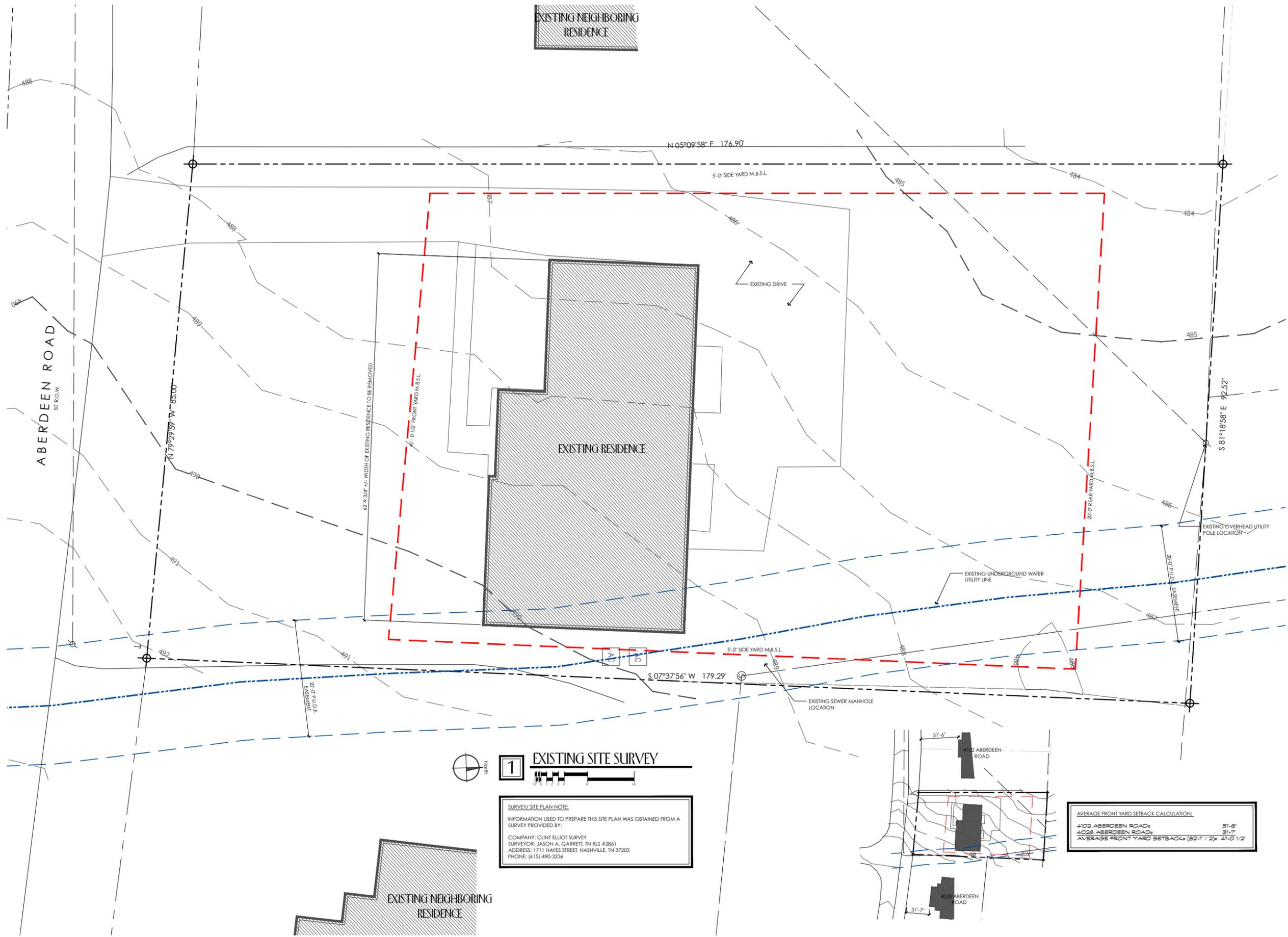
NASHVILLE, TENNESSEE 37205

METRO HISTORIC ZONING COMMISSION SUBMITTAL DRAWINGS
- NOT FOR CONSTRUCTION -

ISSUE DATE:
1 OCTOBER 2020
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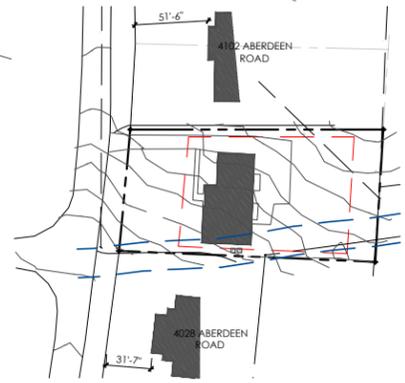


VAN POND ARCHITECT
P.C.
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1 EXISTING SITE SURVEY

SURVEY / SITE PLAN NOTE:
 INFORMATION USED TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY PROVIDED BY:
 COMPANY: CLINT ELLIOT SURVEY
 SURVEYOR: JASON A. GARRETT, TN RLS #2861
 ADDRESS: 1711 HAYES STREET, NASHVILLE, TN 37203
 PHONE: (615) 490-3236



AVERAGE FRONT YARD SETBACK CALCULATION:
 4102 ABERDEEN ROAD: 51'-6"
 4028 ABERDEEN ROAD: 31'-7"
 AVERAGE FRONT YARD SETBACK: $(52-7' / 2) = 41-0-1/2'$

2 ADJACENT STRUCTURE LOCATIONS + CONTEXTUAL SETBACK ANALYSIS PLAN

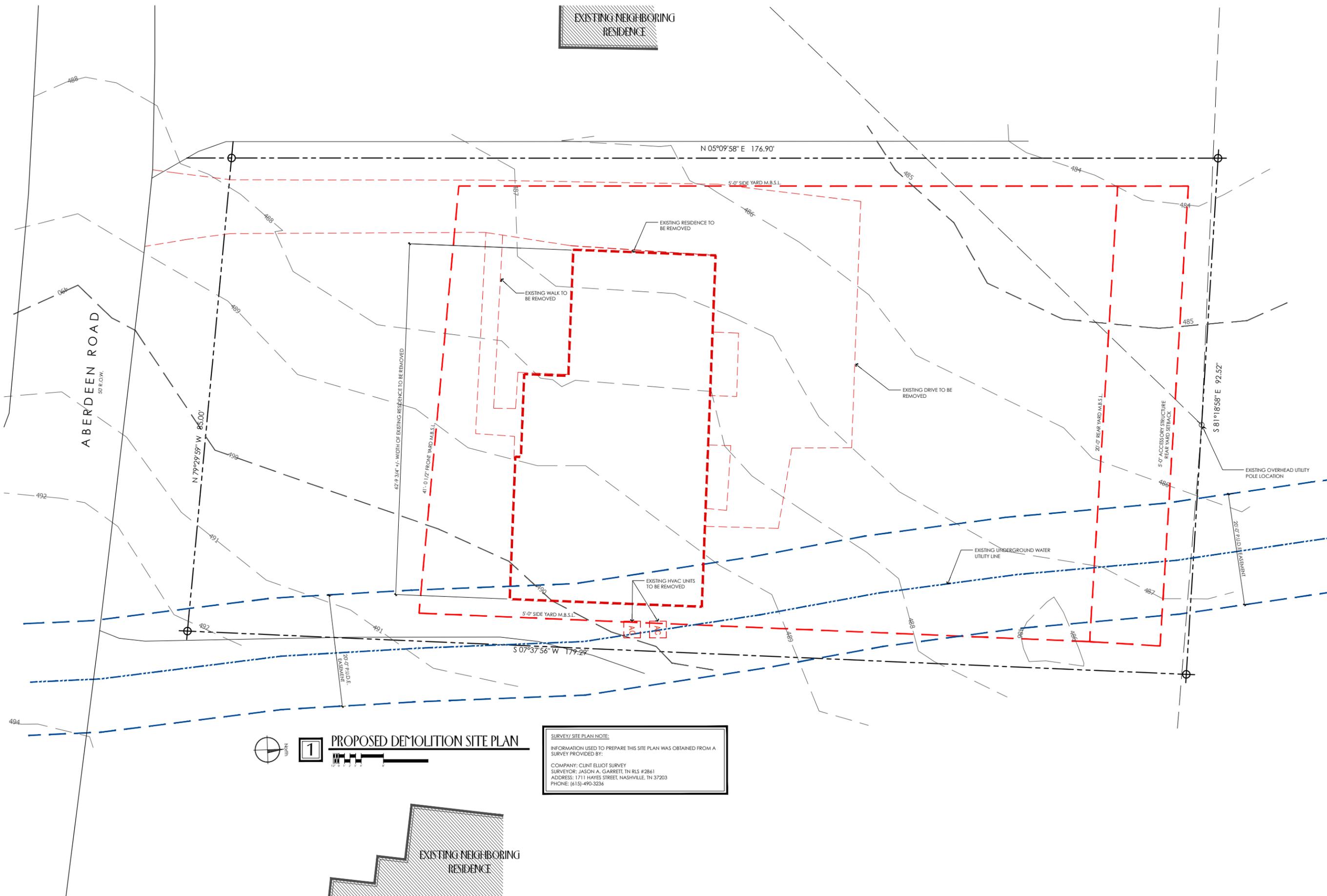
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EXISTING NEIGHBORING RESIDENCE

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1 PROPOSED DEMOLITION SITE PLAN

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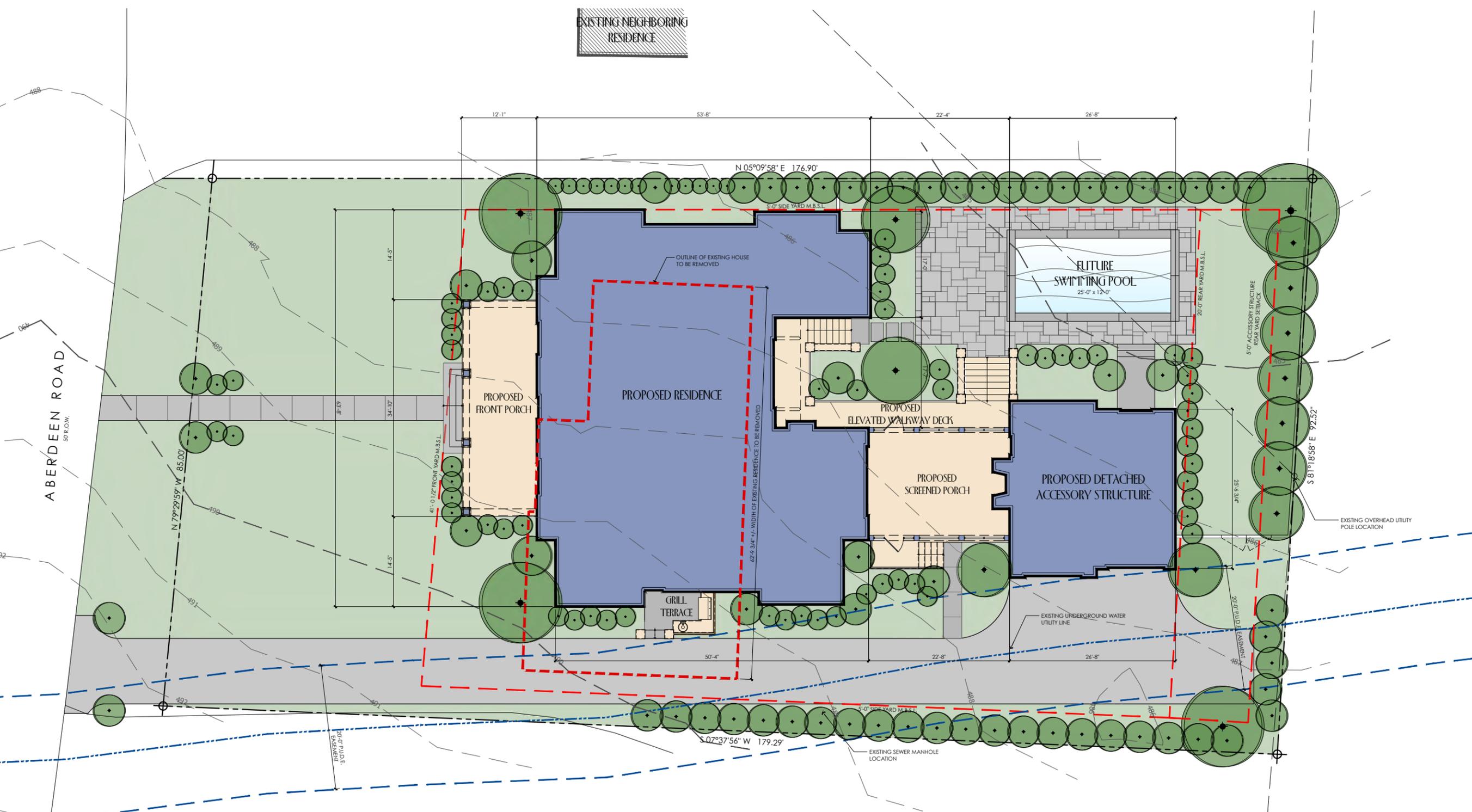
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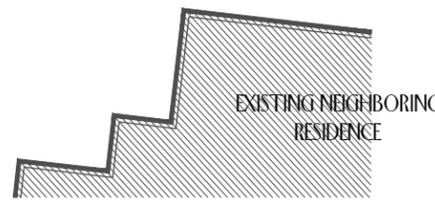
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 PHONE: (615)-490-3236

PROJECT PROPERTY INFORMATION + CONTACTS

OWNER:
 LINDA + ROBERT LENTZ
 4100 ABERDEEN ROAD
 NASHVILLE, TENNESSEE 37205

PROPERTY INFORMATION:
 DAVIDSON COUNTY PARCEL ID#: 1030801 9200
 ADDRESS: 4100 ABERDEEN ROAD
 NASHVILLE, TENNESSEE 37205

DESCRIPTION: LOT 19 BLK K CHEROKEE PARK
 LOT AREA: 15,778 S.F. / 0.36 AC +/-

ZONING: R8 - SINGLE + TWO-FAMILY 8,000 S.F. MIN. - MEDIUM DENSITY
 OV-NHC - NEIGHBORHOOD HISTORIC CONSERVATION

PROJECT CONTACTS:
 ARCHITECT: VAN POND, JR., AIA
 VAN POND ARCHITECT, PLLC
 2929 SIDCO DRIVE
 SUITE 105
 NASHVILLE, TENNESSEE 37204

PHONE: (615) 499-4387
E-MAIL: VPOND@VANPONDARCHITECT.COM

AREA CALCULATIONS

BUILDING FOOTPRINT AREAS:	
PROPOSED FRONT PORCH FOOTPRINT AREA (GSF):	614 S.F.
PROPOSED RESIDENCE BUILDING FOOTPRINT AREA (GSF):	2,919 S.F.
PROPOSED SCREENED PORCH FOOTPRINT AREA (GSF):	412 S.F.
PROPOSED DETACHED ACCESSORY STRUCTURE BUILDING FOOTPRINT AREA (GSF):	715 S.F.
TOTAL FOOTPRINT AREA (GSF):	4,660 S.F.
HEATED AREAS:	
PROPOSED RESIDENCE MAIN FLOOR HEATED AREA (GSF):	2,916 S.F.
PROPOSED RESIDENCE UPPER FLOOR HEATED AREA (GSF):	1,494 S.F.
PROPOSED DETACHED ACCESSORY STRUCTURE UPPER FLOOR HEATED AREA (GSF):	545 S.F.
TOTAL HEATED AREA (GSF):	4,955 S.F.
UNHEATED AREAS:	
PROPOSED FRONT PORCH UNHEATED AREA (GSF):	614 S.F.
PROPOSED SCREENED PORCH UNHEATED AREA (GSF):	412 S.F.
PROPOSED DETACHED ACCESSORY STRUCTURE MAIN FLOOR UNHEATED AREA (GSF):	724 S.F.
TOTAL UNHEATED AREA (GSF):	1,750 S.F.
BUILDING COVERAGE CALCULATIONS:	
ALLOWABLE BUILDING COVERAGE FOR R8 DISTRICTS IN DAVIDSON COUNTY 45% (15,778 S.F. X 0.45)	7,100 S.F.
TOTAL BUILDING COVERAGE (G.S.F.):	4,660 S.F.



VAN POND ARCHITECT PLLC

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4100 ABERDEEN ROAD

A NEW RESIDENCE AT

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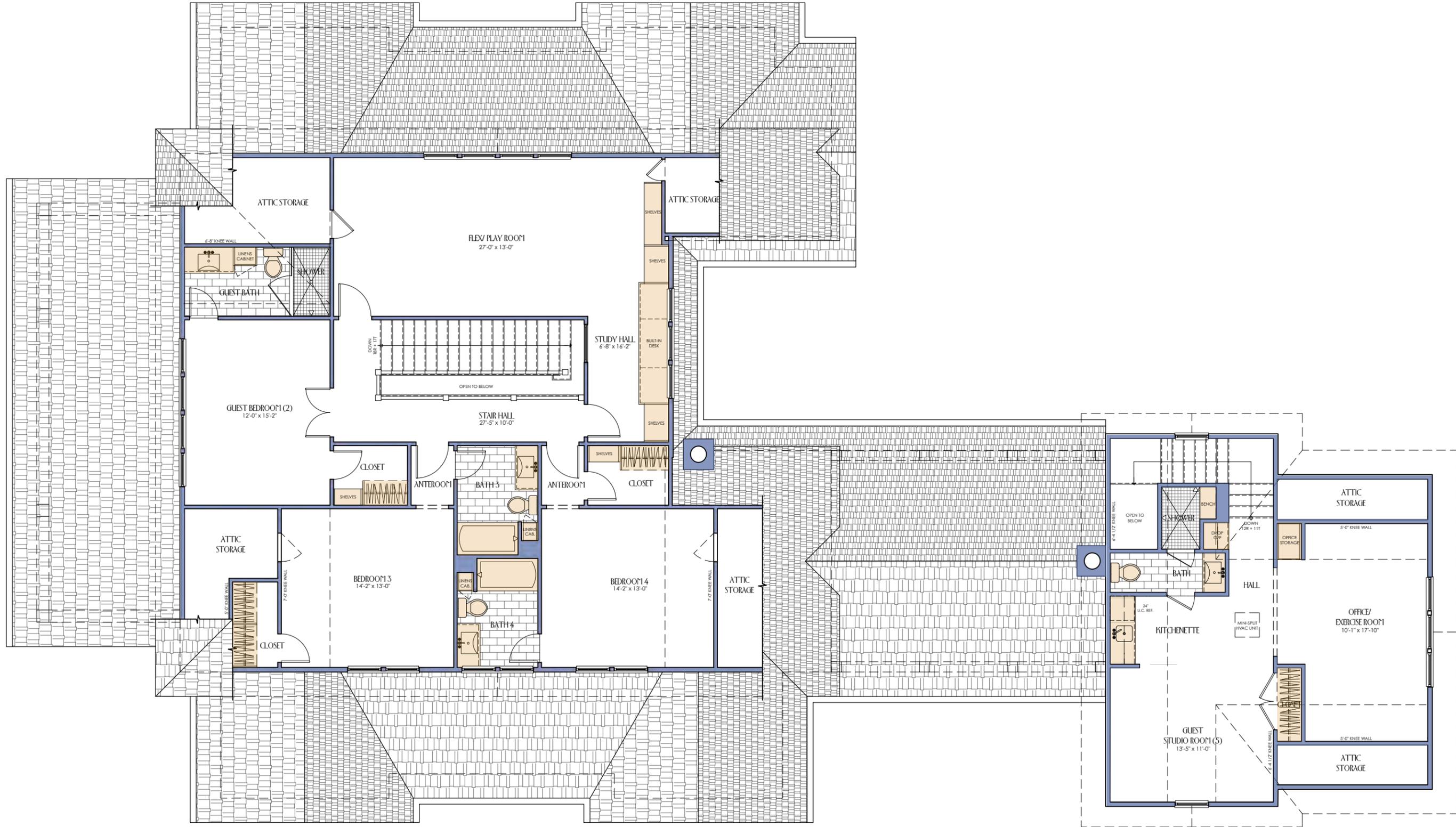
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1 PROPOSED MAIN FLOOR PLAN



1 PROPOSED UPPER FLOOR PLAN

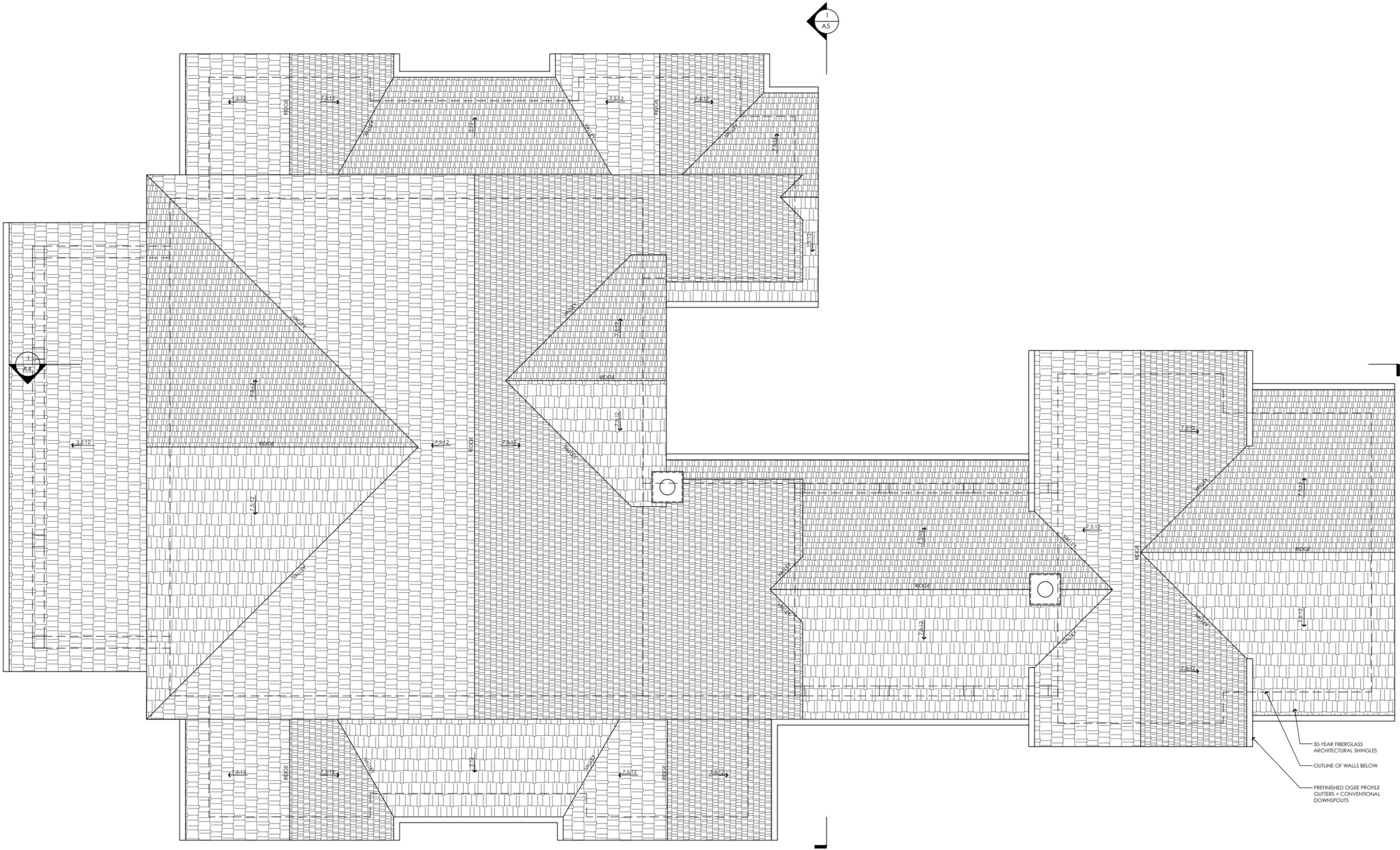
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PROPOSED UPPER FLOOR PLAN

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1 PROPOSED ROOF PLAN

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PROPOSED ROOF PLAN

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4100 ABERDEEN ROAD

A NEW RESIDENCE AT

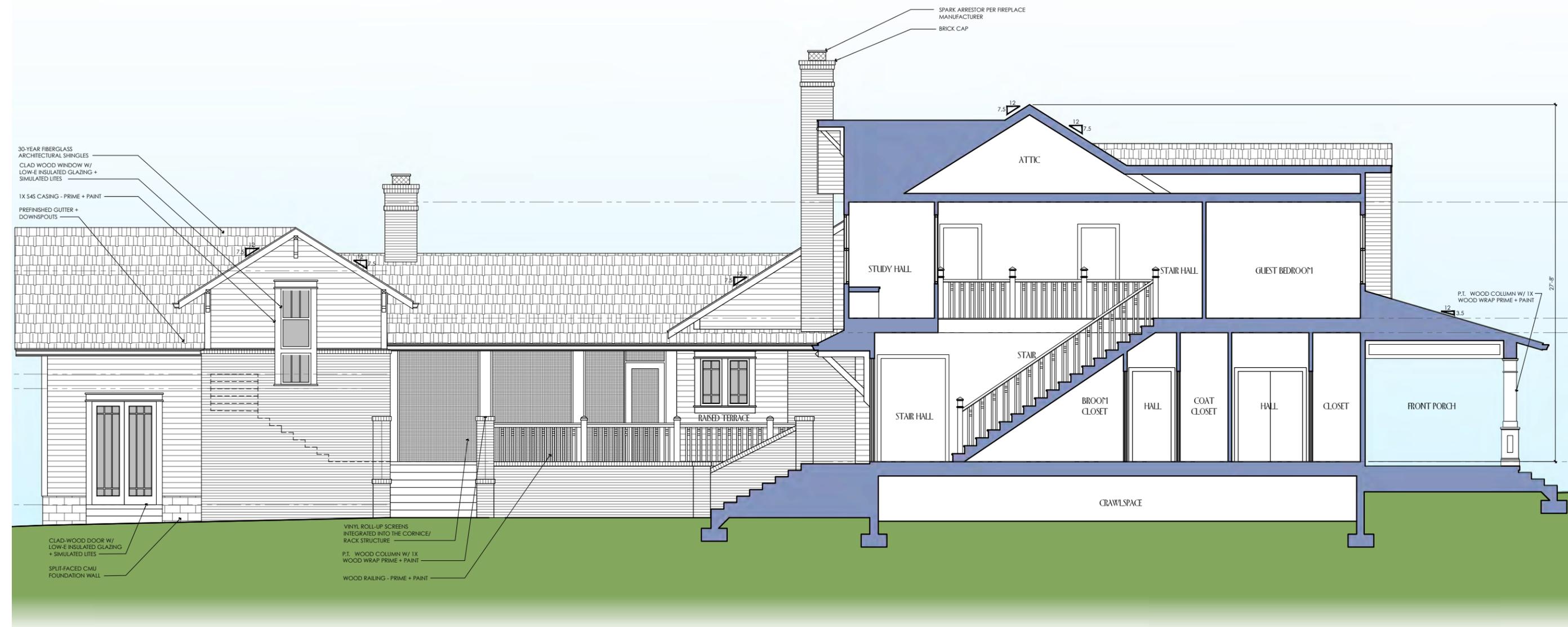
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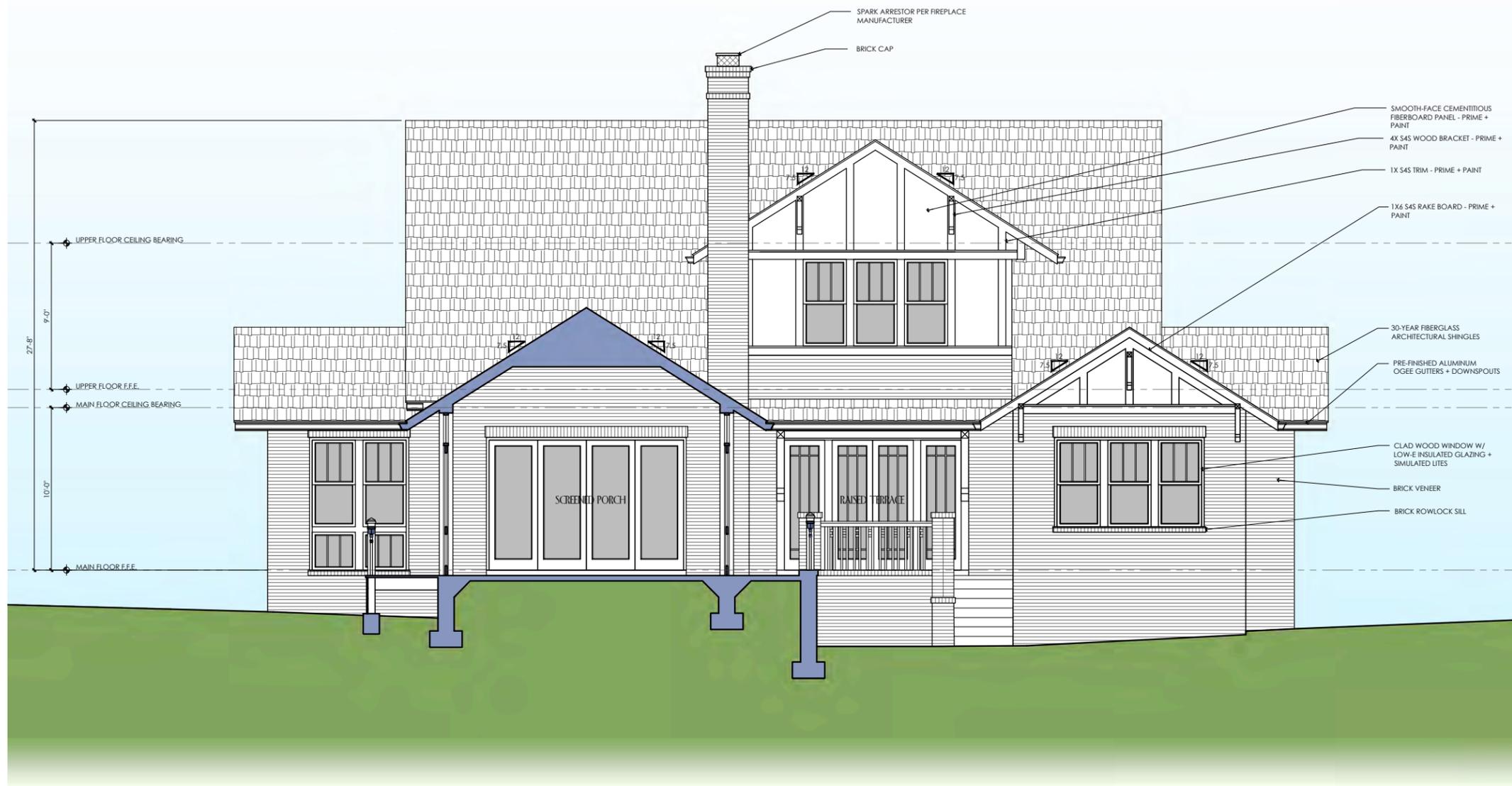
PROPOSED BUILDING SECTION

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1 PROPOSED BUILDING SECTION



1 PROPOSED BUILDING SECTION

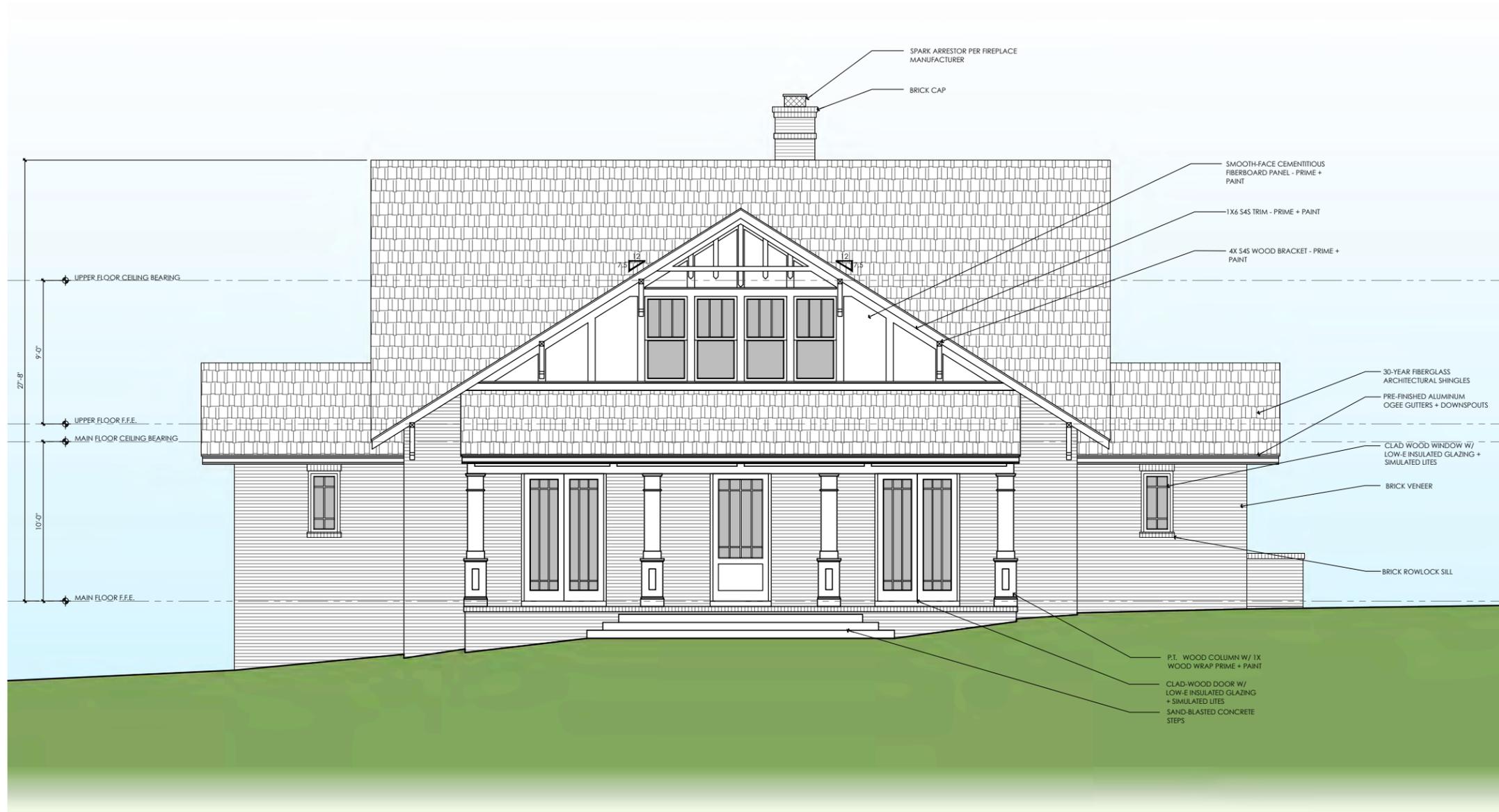
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1 PROPOSED SOUTH (FRONT) ELEVATION

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PROPOSED FRONT
 ELEVATION

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A NEW RESIDENCE AT
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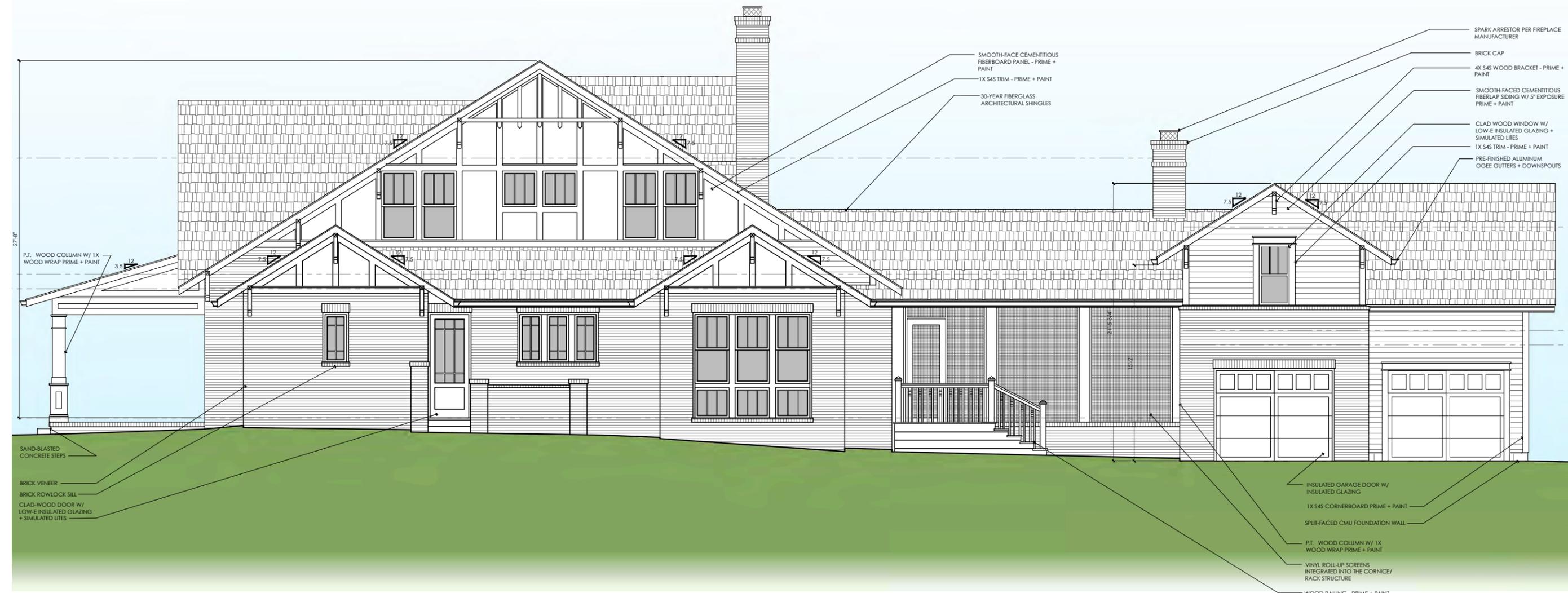
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PROPOSED SIDE
 ELEVATION

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1 PROPOSED EAST (SIDE) ELEVATION



1 PROPOSED REAR (NORTH) ELEVATION

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METRO HISTORIC ZONING COMMISSION SUBMITTAL DRAWINGS
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PROPOSED REAR ELEVATION

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A NEW RESIDENCE AT
4100 ABERDEEN ROAD

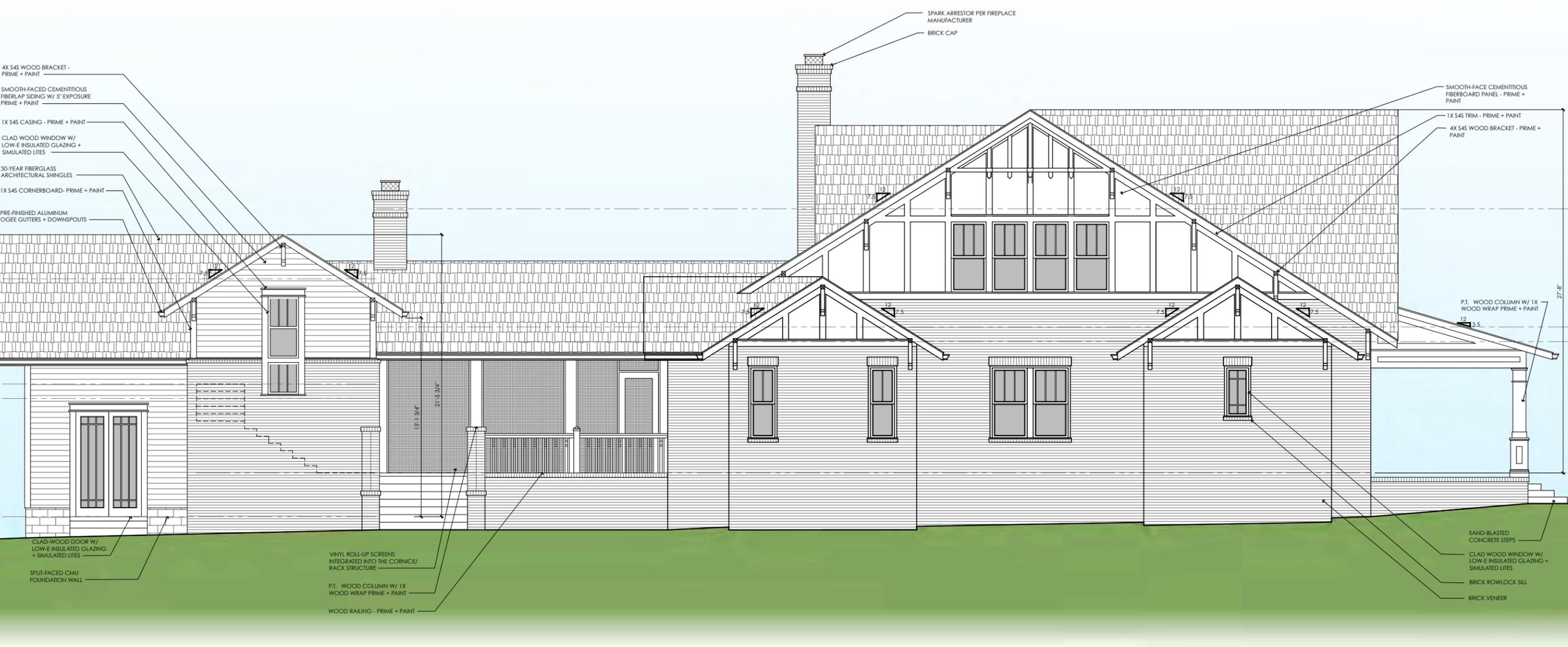
NASHVILLE, TENNESSEE 37205

METRO HISTORIC ZONING COMMISSION SUBMITTAL DRAWINGS
NOT FOR CONSTRUCTION

PROPOSED SIDE
ELEVATION

ISSUE DATE:
1 OCTOBER 2020
REVISED: 13 OCTOBER 2020

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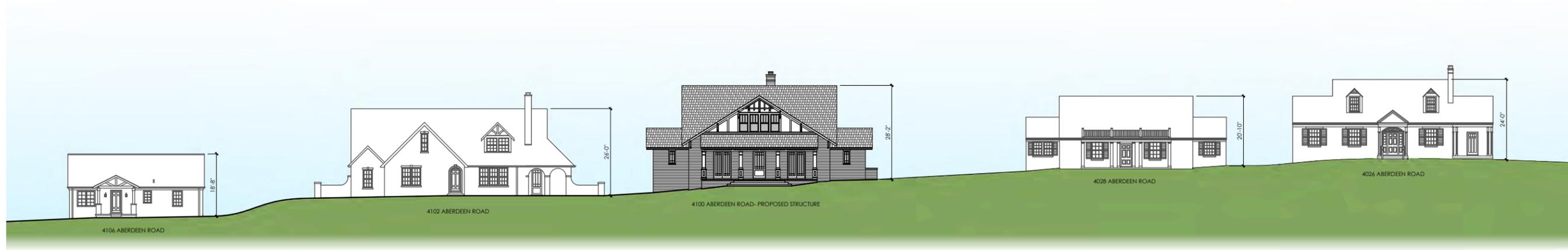


1 PROPOSED WEST (SIDE) ELEVATION





1 EXISTING CONTEXTUAL ELEVATIONS- FACING NORTH



2 CONTEXTUAL ELEVATIONS WITH NEW STRUCTURES- FACING NORTH



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4102 ABERDEEN ROAD



4106 ABERDEEN ROAD



4100 ABERDEEN ROAD- STRUCTURE TO BE REMOVED



4028 ABERDEEN ROAD



4026 ABERDEEN ROAD

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CONTEXTUAL
PHOTOGRAPHS

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