DAVID BRILEY
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
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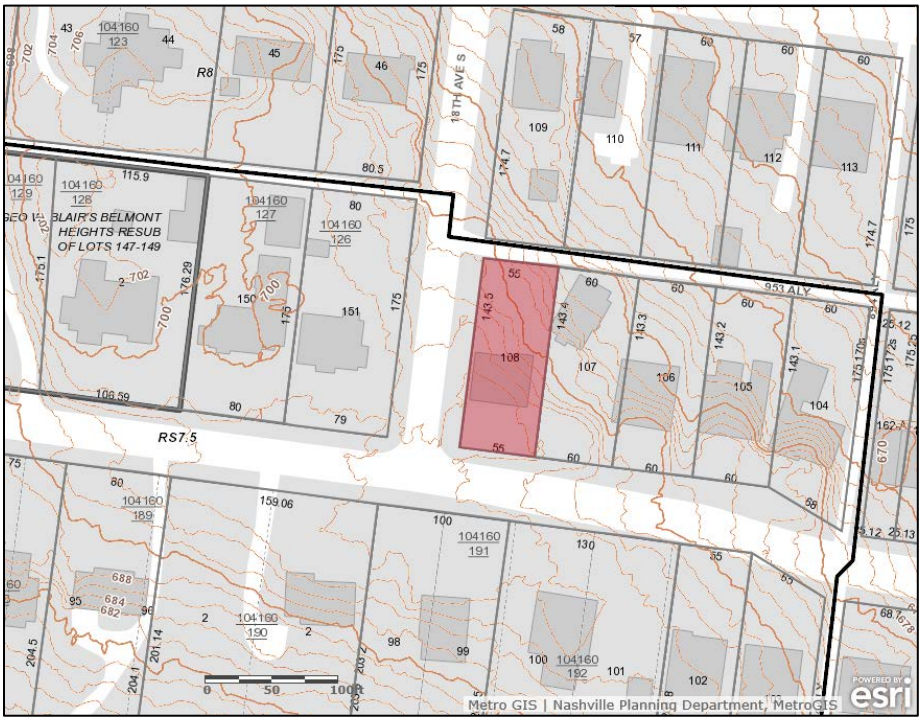
# STAFF RECOMMENDATION
## 1726 Linden Avenue
## February 20, 2019

**Application:** Demolition—Partial; New Construction—Addition
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
**Council District:** 18
**Base Zoning:** RS7.5
**Map and Parcel Number:** 10416016600
**Applicant:** Hunter Conley, Architect
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

| | |
|---|---|
| **Description of Project:** The applicant proposes to enlarge an historic one-story house with a rear addition. The addition will be stepped in from the sides of the house and below the roof ridge before extending back and stepping up to be two feet (2') taller.<br><br>**Recommendation Summary:** Staff recommends approval of the proposed addition with the following conditions:<br><br>1. Staff shall approve the window and door selections; and<br>2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.<br><br>With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.* | **Attachments**<br>**A:** Photographs<br>**B:** Site Plan<br>**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. BL2007-45).*

*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:*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage 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..*

**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.*

*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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.*

**h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

**2. ADDITIONS**

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

*Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions should be a minimum of 6" below the existing ridge.*

*In order to assure than an addition has achieved proper scale, the addition should:*

*No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

*· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

*· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

*· An extreme grade change*

*· Atypical lot parcel shape or size*

*In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not higher <u>and</u> extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

*Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

*Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

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

*Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

*Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

*Side Additions*

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

f. Additions should follow the guidelines for new construction.

**Background:** The structure at 1726 Linden Avenue is a one and one-half story house, constructed circa 1925. The house has elements of Craftsman and Tudor Revival architectural styles with stone cladding on the first story and half-timbered stucco above.

The house is contributing to the historic character of the neighborhood because of its age and architectural character.

Figure 1: 1726 Linden Avenue

**Analysis and Findings:** The applicant proposes to enlarge the house with a rear addition.

Demolition: The project involves demolishing portions of the existing rear wall and rear roof slope of the roof to accommodate the new addition. Although visible from the rear because the property is on a corner, these areas are not significant to the historic character of the house as viewed from the primary facades. Staff finds that this partial demolition at the rear meets Section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The addition will attach to the existing house at the rear only with the new walls stepped in two feet (2') from the left side and three feet (3') from the right, and tying into the rear slope of the roof six inches (6") below the existing ridge.

By stepping in from the roof and walls, the addition will not impact the front or side facades of the historic house and would leave its form intact. Staff finds that the location and attachment of the addition meets Section II.B.2.e of the design guidelines.

Design: The design of the addition is similar to the historic house in its detailing, with a matching roof form and compatible exterior materials. The form of the addition will be distinguished from the original building by stepping in from both side walls before continuing back. Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The left side of the addition will be stepped in two feet (2') from the existing side wall before extending back twenty-four feet (24'). On the right side the addition will be stepped in three feet (3') and will extend back forty feet (40'). The depth of the historic house is thirty-four feet (34') and while the depth of the addition is greater, the insets help to minimize the scale of the addition and keep the footprint area smaller than that of the historic house.

The roof of the addition will have a cross-gabled form, comprising a new side-oriented gable and a hyphen connecting it to the rear of the existing side gabled roof. The walls of the addition will be inset so that the new gable will sit in from the existing by four feet

(4') on the left and three feet (3') on the right. The hyphen will tie in to the existing roof six inches (6") below the ridge and extend back twenty feet (20') where it meets the new gable which will be two feet (2') taller. Although a portion of the new roof is taller, because of how it will sit behind the existing roof and will be narrower, Staff finds that it will not have a negative impact the character of the house.

Staff finds that the height and scale of the proposed addition meets sections II.B.1a and II.B.1.b of the design guidelines

Setback & Rhythm of Spacing: The historic context in this section of the Belmont-Hillsboro neighborhood is composed of one- and two-story houses. The addition will maintain the pattern of massing and spacing on the street, meeting the required setbacks of five feet (5') on the right and ten feet (10') on the left. The rear setback will be thirty-three feet (33'). Staff finds that the addition will meet section II.B.1.c of the design guidelines.

Materials:

| | **Proposed** | **Color/Texture/ Make/ Manufacturer** | **Approved or Typical of Neighborhood** | **Requires Additional Review** |
|---|---|---|---|---|
| **Foundation** | Concrete Block | Parged | Yes | |
| **1st Story Cladding** | Cement-Fiber Clapboard | Smooth Faced, 5" Reveal | Yes | |
| **2nd Story Cladding** | Cement-Fiber Stucco w/ Half-timbering | Smooth | Yes | |
| **Trim** | Cement-Fiber | Smooth Faced | Yes | |
| **Primary Roofing** | Asphalt Shingle | Matching Existing | | |
| **Windows** | Aluminum-Clad, SDL | Needs final approval | | X |
| **Pedestrian Doors** | Sliding | Needs final approval | | X |
| **Garage Doors** | Panel-Style | Needs final approval | | X |
| **Rear porch posts and floor** | | | | |

The exterior materials of the addition will include a parged concrete block foundation, cement-fiber clapboard siding with a five inch (5") reveal, cement-fiber panels and trim resembling stucco with half-timbering, and an asphalt shingle roof. These materials are compatible with those of historic buildings in the neighborhood. Staff asks to approve

the window and door selections prior to installation. With the condition that windows and doors are approved administratively, Staff finds that the proposal meets section II.B.1.d of the design guidelines.

Roof form: The primary roof of the addition will be a cross-gable, matching the 10:12 pitch of the original roof side gabled roof, with 4.5:12 pitched shed dormer on the rear of the new side-oriented gable. These roof forms and pitches are common on historic houses throughout the area. Staff finds that the roof forms of the addition are compatible with the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings**:** There will be no large expanses of wall on the addition without a window or door opening. The windows on the left side and rear of the addition will all be at least twice as tall as they are wide, as is typical of the proportions of windows on the historic house. The right side of the addition will contain square and horizontal windows and while these proportions do not match the historic house, these windows will not be greatly visible because the right wall is inset from the side of the historic house.

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

Appurtenances & Utilities: The proposal includes a rear-facing basement level garage, for which a new driveway from the alley will be constructed. The proposal also indicates that a pair of walkways will be constructed to connect from the existing front porch to the front and side streets. The driveway and walkways are compatible with appurtenances on surrounding properties. The location of the HVAC units is not indicated. Staff asks that if the HVAC units are relocated, that they be behind the midpoint of the building in order to meet Section II.B.1.h of the design guidelines.

Outbuildings: The proposal includes a garage but because it is part of the addition, it was reviewed as part of the addition rather than under the design guidelines for outbuildings, which are intended for free-standing accessory structures.

**Recommendation:** Staff recommends approval of the proposed addition with the following conditions:

1. Staff shall approve the window and door selections; and
2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

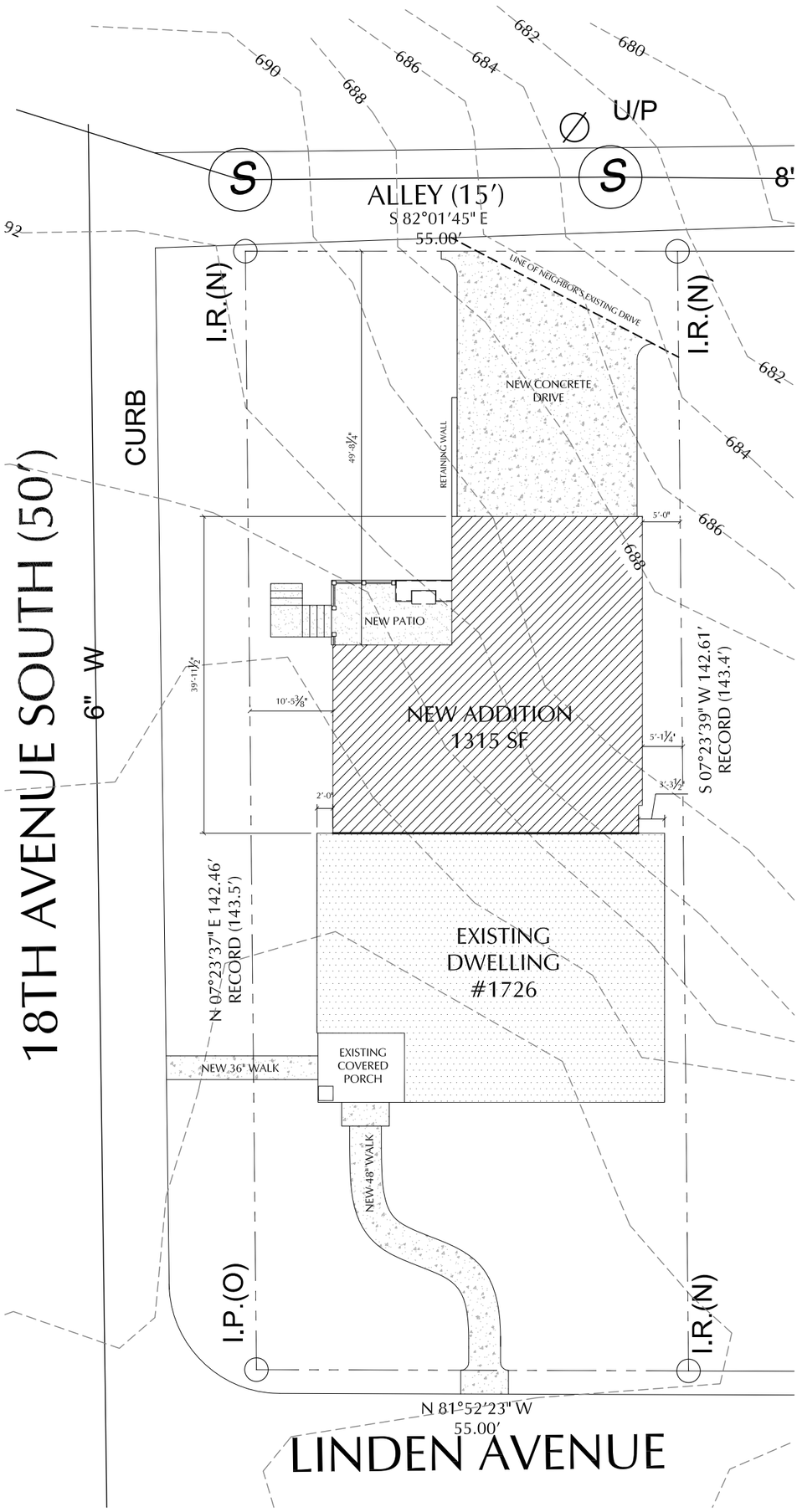
## ATTACHMENT A: PHOTOGRAPHS

1726 Linden Avenue, front.

1726 Linden Avenue, front-right oblique.

1726 Linden Avenue, left.

1726 Linden Avenue, rear. This view shows the extent of the slope down from front to back and from west to east.




1 Site Layout Plan

Scale: 1/16"=1'-0"

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Drawings:

Site Layout Plan

Date:

02.01.19

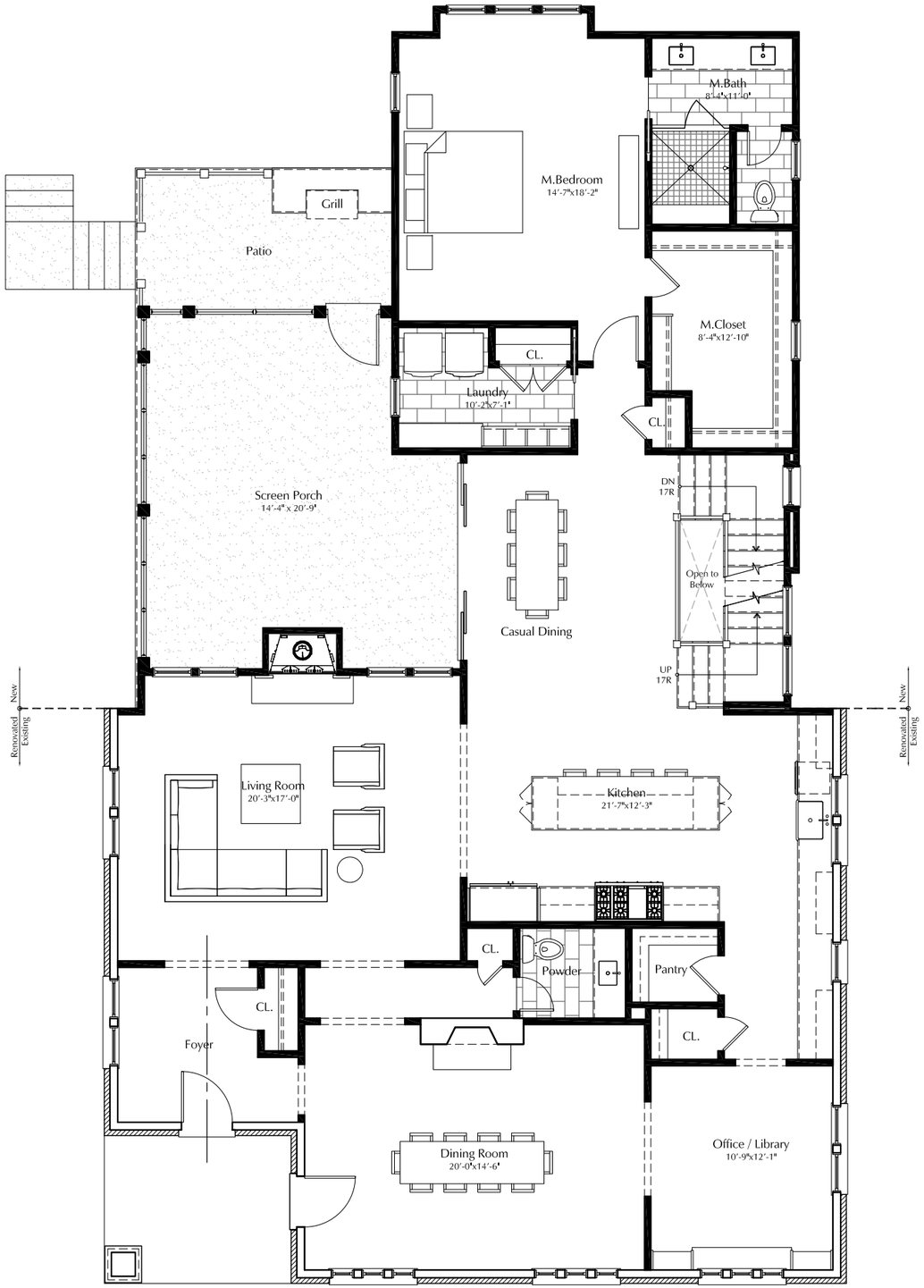
ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
allardward.com
Tel: 615.345.1010
Fax: 615.345.1011

Addition and Renovations to:

# 1726 Linden Avenue

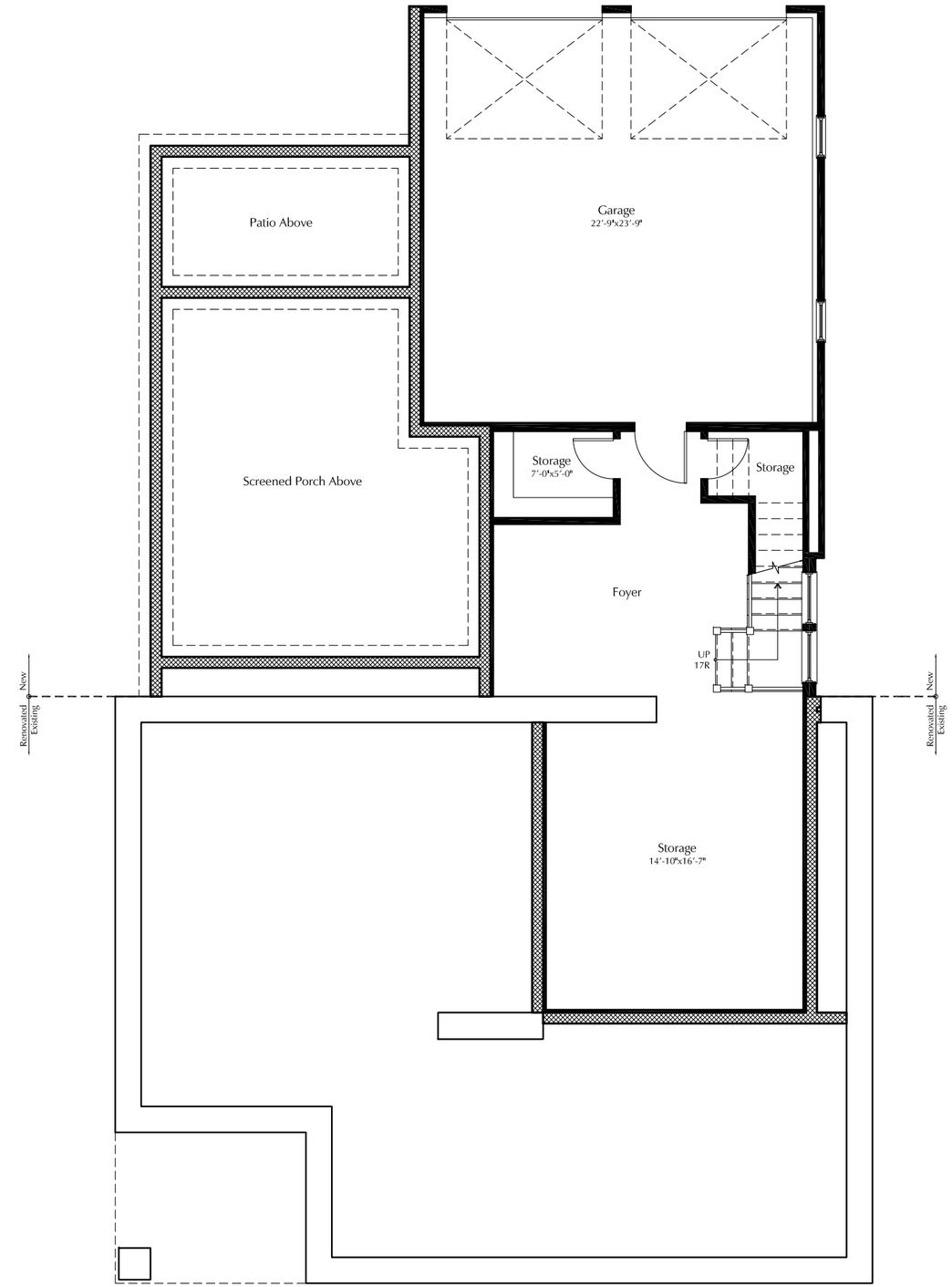
1726 Linden Ave.
Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT APPLICATION




## 2 First Floor Plan

Scale: 1/8"=1'-0"




## 1 Basement Floor Plan

Scale: 1/8"=1'-0"

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

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1726 Linden Ave.
Nashville, Tennessee 37212

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Drawings:
Floor Plans

Date:
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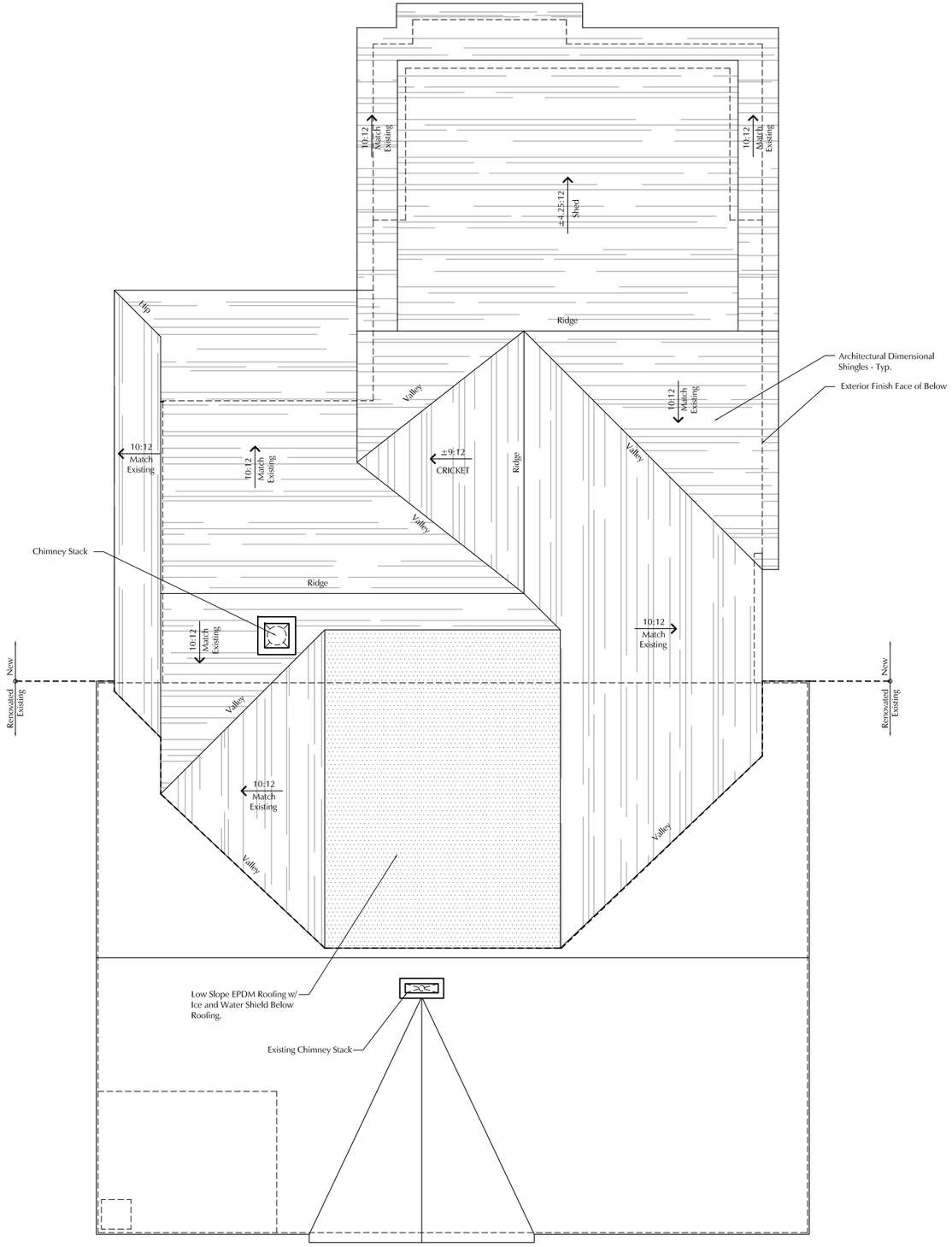
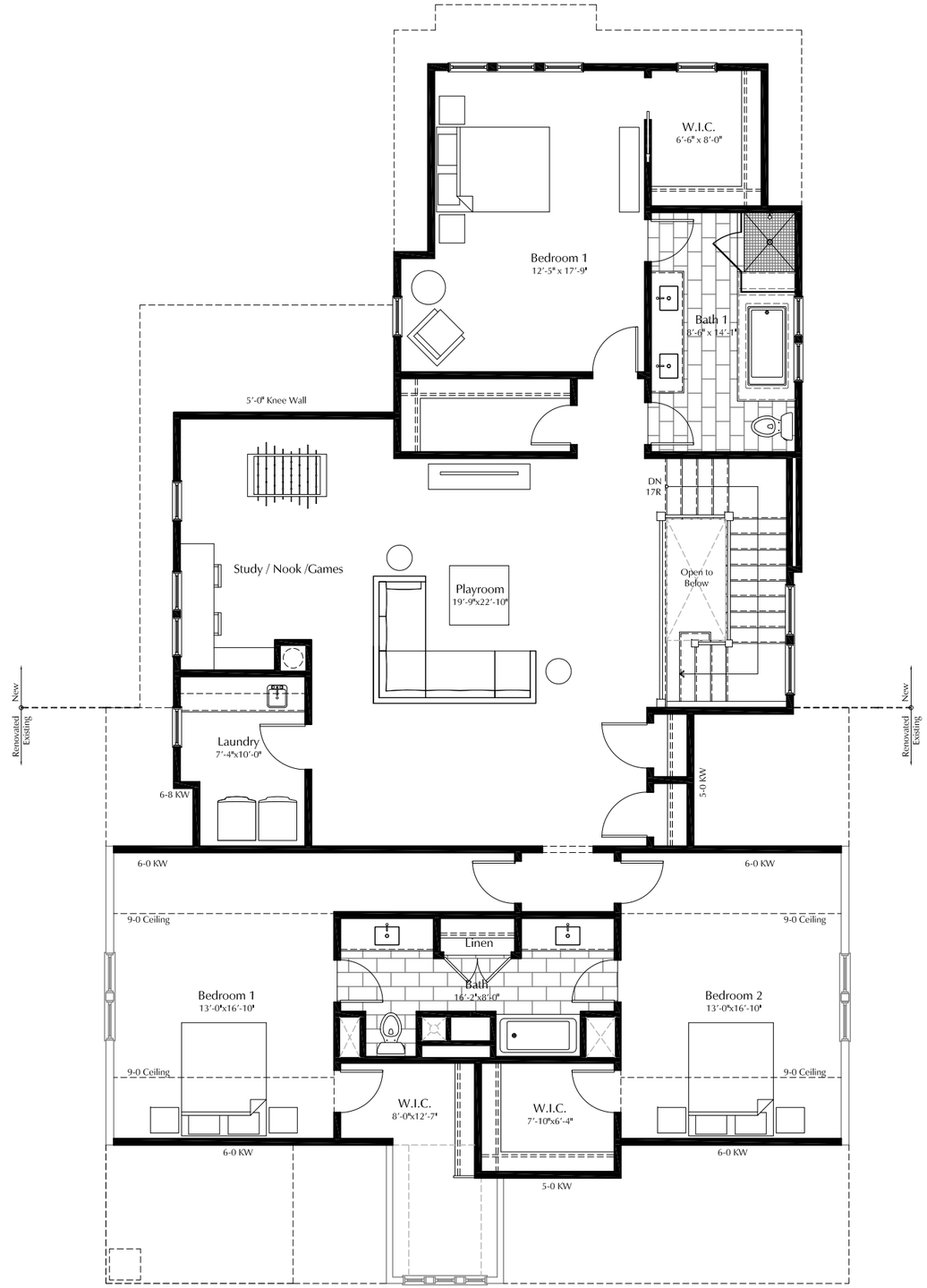



## 2 Roof Plan

Scale: 1/8"=1'-0"




## 1 Second Floor Plan

Scale: 1/8"=1'-0"

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

# 1726 Linden Avenue

1726 Linden Ave.
Nashville, Tennessee 37212

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Drawings:
Floor Plans

Date:
02.01.19

A1.2

2 North Elevation

Scale: 1/8"=1'-0"

1 South Elevation

Scale: 1/8"=1'-0"

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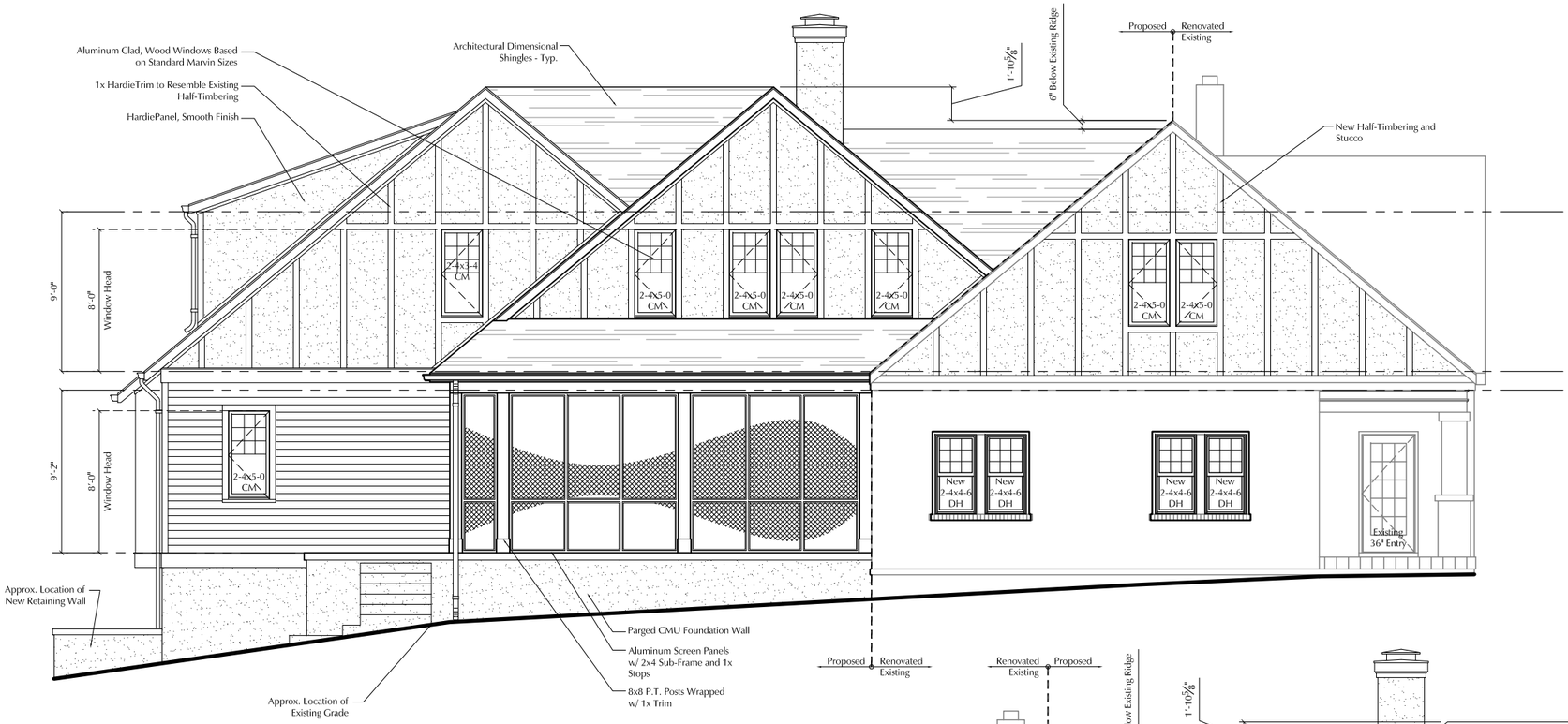
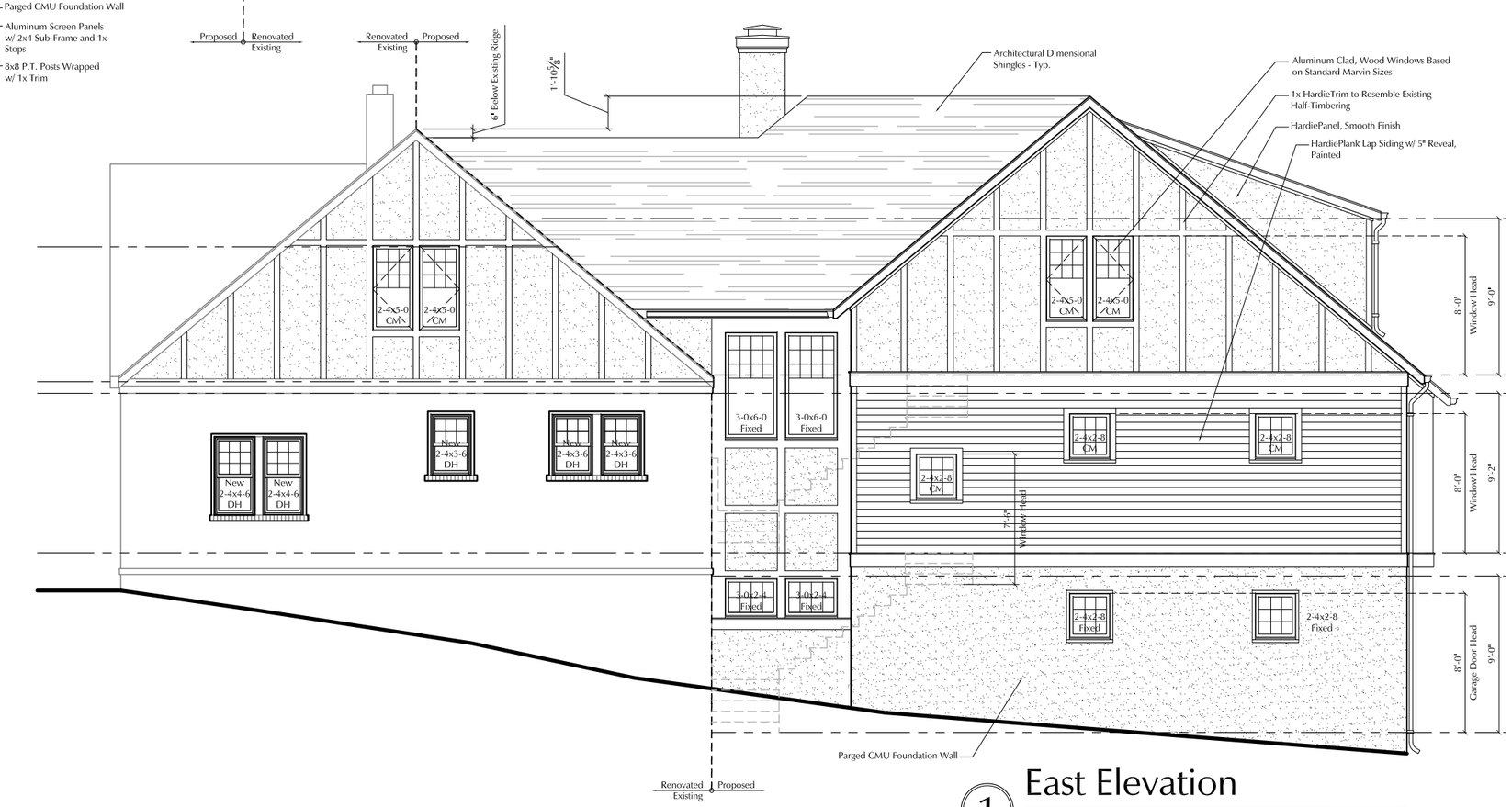



## 2 West Elevation

Scale: 1/8"=1'-0"




## 1 East Elevation

Scale: 1/8"=1'-0"

MHZC PRESERVATION PERMIT APPLICATION

Addition and Renovations to:

# 1726 Linden Avenue

1726 Linden Ave.
Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
Allard Ward Architects
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Nashville, Tennessee 37212
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Drawings:
Elevations

Date:
02.01.19

A2.2