

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

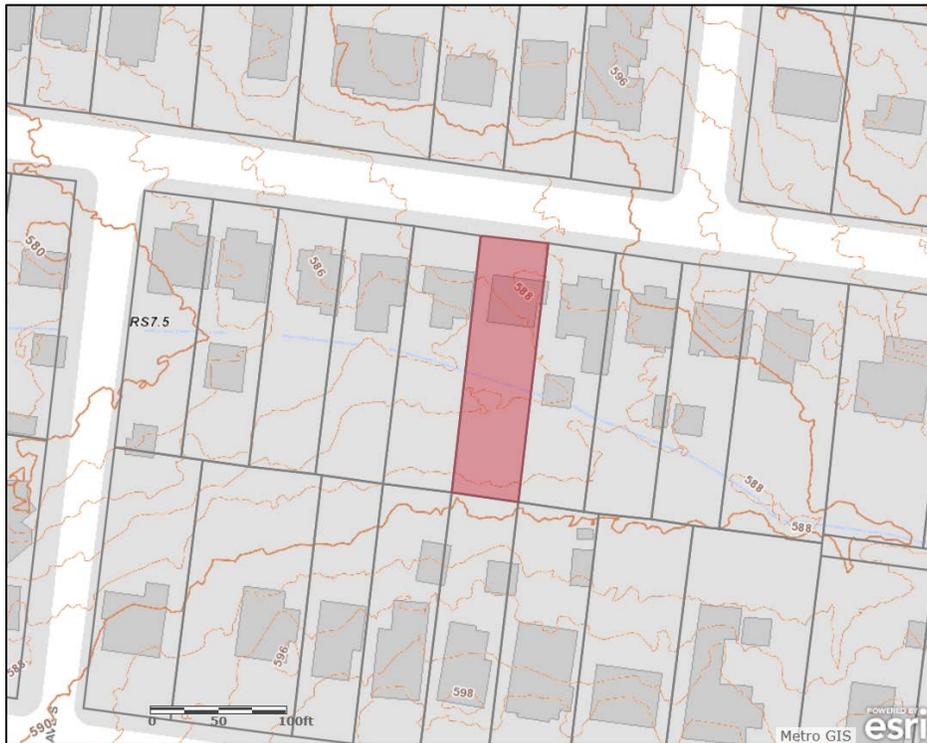
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 2509 West Linden Avenue September 18, 2019

Application: New Construction—Addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415031100
Applicant: Leslie Ammons, Allard-Ward Architects
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a ridge-raise and rear addition to an historic house. The addition will include an attached carport component that is partially in the basement-level.</p> <p>Recommendation Summary: Staff recommends approval of the proposal to construct an addition to the historic house at 2509 West Linden Avenue with the conditions that:</p> <ol style="list-style-type: none">1. The unknown materials, including window selections, shall be approved administratively prior to construction; and,2. The HVAC units and utilities are behind the midpoint or on the rear of the building. <p>With those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Floor Plans D: Elevations</p>
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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:

- 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 primary entrances should have full to half-lite doors. 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.

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 exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that

increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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 that tie into the existing roof should be at least 6" off the existing ridge.

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

- No matter its use, an addition should 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.*
- Additions should 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 or extend wider than the existing building; however, generally the addition should not higher and 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.

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 width 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.*

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) 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.

- 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 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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: The house at 2509 West Linden Avenue was constructed circa 1930 and has elements of the Craftsman and Tudor Revival architectural styles. The house is one and one-half stories, with a brick first story and stucco and half-timbering on the upperstory walls.



Figure 1: 2509 West Linden Avenue

Analysis and Findings: The applicant is proposing to construct a ridge-raise and rear addition to the house.

Demolition: Portions of the rear of the building and an existing rear deck will be demolished to accommodate the new addition. The plans indicate that windows on the

left side of the historic house will be replaced, but that the location and sizes do not appear to be changing. The addition will not otherwise impact the front or sides of the historic house. The portions being removed are not significant to the historic character of the house.

Staff finds the partial demolition to be appropriate and to meet section III.B.2.b of the design guidelines.

Location & Removability: The ridge of the house will be increased two feet (2') in elevation by extending the front slope of the gabled roof up and to the rear. Two feet (2') of the existing ridge on each side of the roof will remain unaltered to preserve an indication of the original form. This type of addition has been approved many times by the Commission to enable some one and one-half story homes houses to gain a more functional upperstory, without negatively impacting the historic integrity of the structure.

The walls of the addition will attach to the existing house at the rear of the building, stepped in two feet (2') from the left side wall of the house and three feet (3') from the right before extending back. On the left side, the addition will extend back ten feet, eight inches (10'-8"), then the first story will step back out three feet (3') to the left, which puts the edge of the addition one foot (1') wider than the primary mass of the building on that side. The upperstory on the left side will remain stepped in two feet (2') and the entirety of the right side will remain stepped in three feet (3') without stepping back out.

Typically, it is not appropriate for additions to be wider than an historic house, especially when that addition is also taller than the historic house. In the current proposal, while the addition steps out one foot (1') wider than the primary mass of the historic house on the left side, it does so only on the first story which will be behind and well inside the silhouette of an original side porch on the left side of the house.

The addition includes an attached carport in the rear, accessed from the side. Due to a drop in grade toward the rear of the lot, the carport floor is several feet lower than the main floor level. Attached parking is not typical of most streets in the neighborhood, but an intermittent stream crossing the lots on this block make putting a garage at the rear of the lot impracticable.

For these reasons, staff finds the location of the addition to be appropriate and to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Design: The design of the addition is minimal in its detailing, in keeping with the Craftsman and Tudor Revival character of the historic house. The cladding of the addition will be siding on the first story with stucco and half-timbering on the upperstory, which will be compatible with the materials on the original structure.

Staff finds that the design of the addition will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: As described above, the ridge of the house will be increased two feet (2') in elevation by extending the front slope of the gabled roof up and to the rear with two feet (2') of the existing ridge on each side of the roof will remain unaltered to preserve an indication of the original form.

The addition will step one foot (1') wider than the primary mass of the existing building, but the upperstory and the entire right side will be stepped in making the massing overall subordinate to the historic house.

The depth of the addition will be thirty-seven feet (37'), which is four feet (4') greater than the depth of the historic house; however, the width of the addition is narrower than the historic house. Additionally, the rear twenty feet (20') of the addition will be relatively open because it comprises a screened porch and carport. Typically, additions should not more than double the footprint of an historic house, and the proposed total footprint will be approximately one hundred and fifty square feet (150 sq. ft.) less than that of the historic house.

Staff finds that the height and scale of the proposed addition will be subordinate and compatible with the historic house, and that the project therefore meets sections II.B.1.a. and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The addition steps in from the right side of the house and will have a right side setback of five feet (5'). Although the addition is wider than the primary mass of the building to the left, it does not extend beyond the edge of the original side porch. Because the wider carport component is so far back from the front, and only wider in the partial basement-level carport, staff finds that the addition will not impact the perceived rhythm of spacing of buildings along the street.

Staff finds that the setbacks of the project are appropriate and meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Unknown	Yes	X
Cladding	Cement-Fiber Clapboard, Stucco, and Half-Timbering	Smooth, 5" Reveal to Match Existing	Yes	
Roofing	Asphalt Shingle	Match Color of Existing Roof		X

Trim	Paulownia (Wood)	Smooth	Yes	
Windows	Aluminum-Clad Wood	Needs Approval		X
Doors	Not Visible			

With a condition that the unknown materials, including the window selections, are administratively approved, Staff finds that the known materials of the project will meet section II.B.1.d of the design guidelines.

Roof form: The addition’s roof will have a side-gabled component, matching the 8/12 pitch and orientation of the historic house’s primary roof. A 12/12 ridged roof span will connect these two components. The roof on the carport component will be side-gabled to match the primary roof.

These roofs are compatible with those of the historic house and meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The windows on the first story of the proposed addition will be vertically oriented windows with divided lights, which is consistent with the windows on the historic house. There will be smaller square windows on the upperstory of the addition. Windows are typically vertically oriented on full stories, but it is not uncommon for upperstory gable fields to have smaller windows, or no windows at all.

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

Utilities: The plans do not indicate the HVAC units or utilities being relocated. If they are to be relocated or new ones added, Staff recommends that they are located behind the midpoint of the building or on the rear in order to meet section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposal to construct an addition to the historic house at 2509 West Linden Avenue with the conditions that:

1. The unknown materials, including window selections, shall be approved administratively prior to construction; and,
2. The HVAC units and utilities are behind the midpoint or on the rear of the building.

With those conditions, Staff finds that the proposal would meet the design guidelines for additions in the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

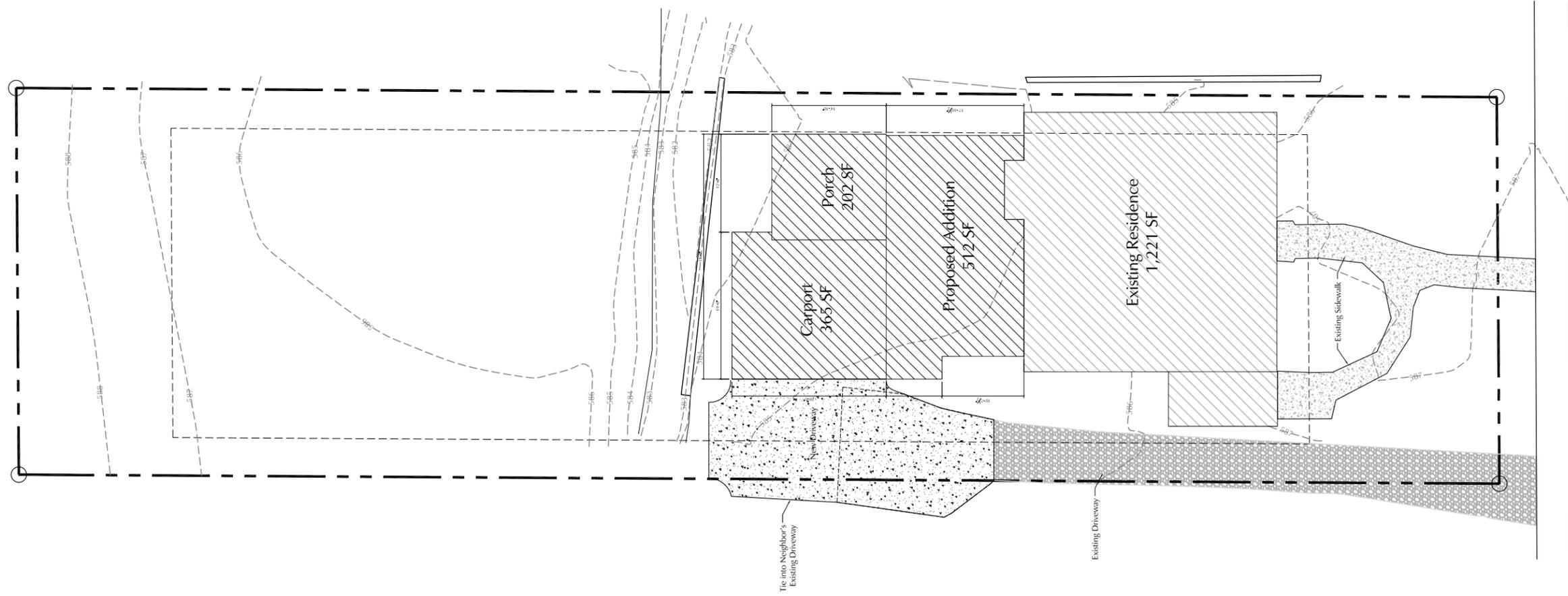
ATTACHMENT A: PHOTOGRAPHS



2509 West Linden Avenue, left side.



2509 West Linden Avenue, left side.



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Site Plan



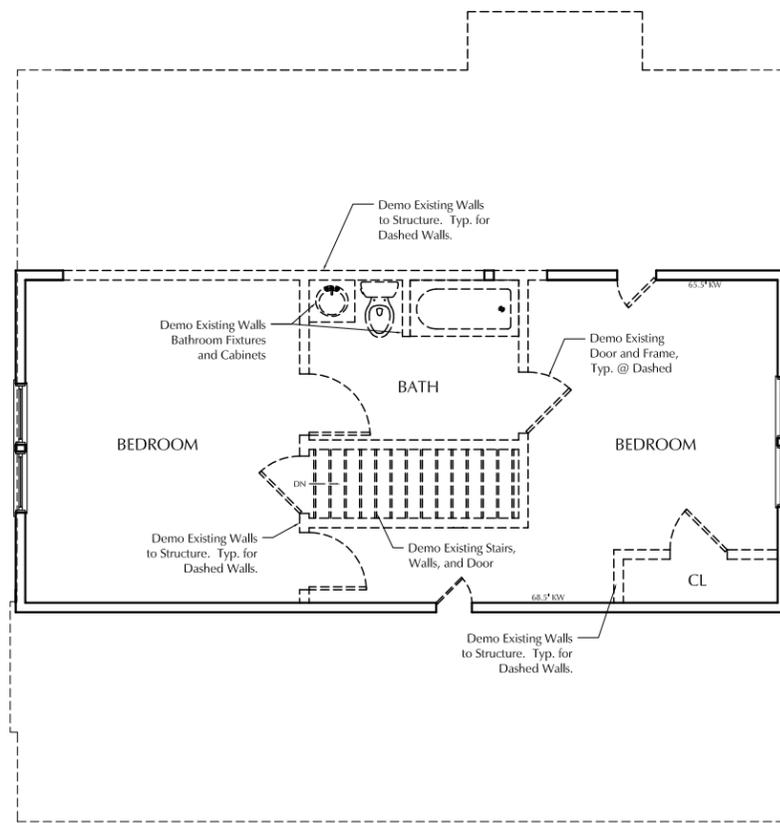
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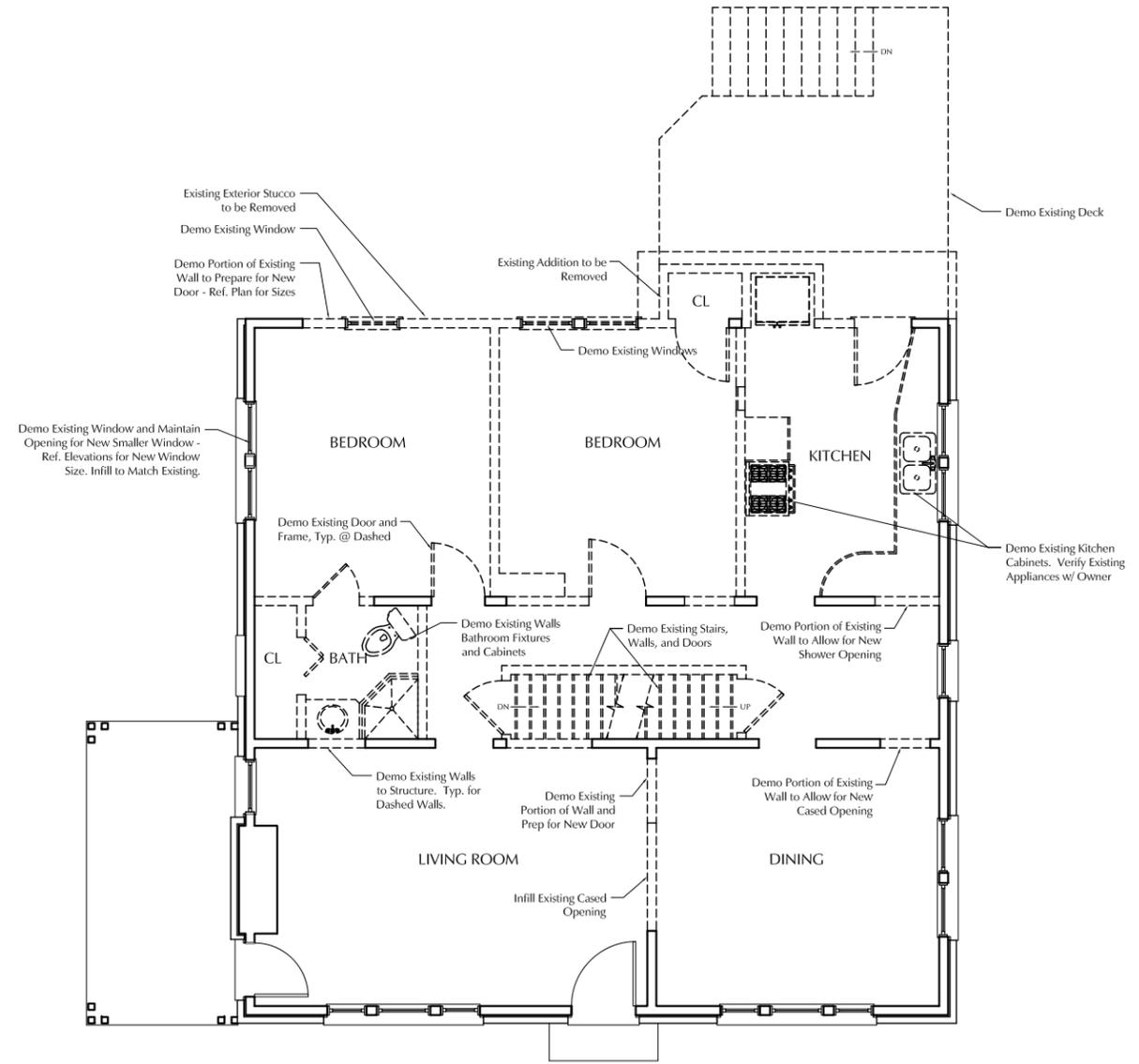
Drawings:
Site Plan
Date: 08.30.19

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Renovations and Addition to the:
Swafford-Myers Residence
2509 West Linden Avenue
Nashville, TN 37212



2 **Second Floor Demo Plan**
 Scale: 1/8"=1'-0"
 2' 1" 0 2' 4" 6" 8" 12"



1 **First Floor Demo Plan**
 Scale: 1/8"=1'-0"
 2' 1" 0 2' 4" 6" 8" 12"

Renovations and Addition to the:
Swafford-Myers Residence

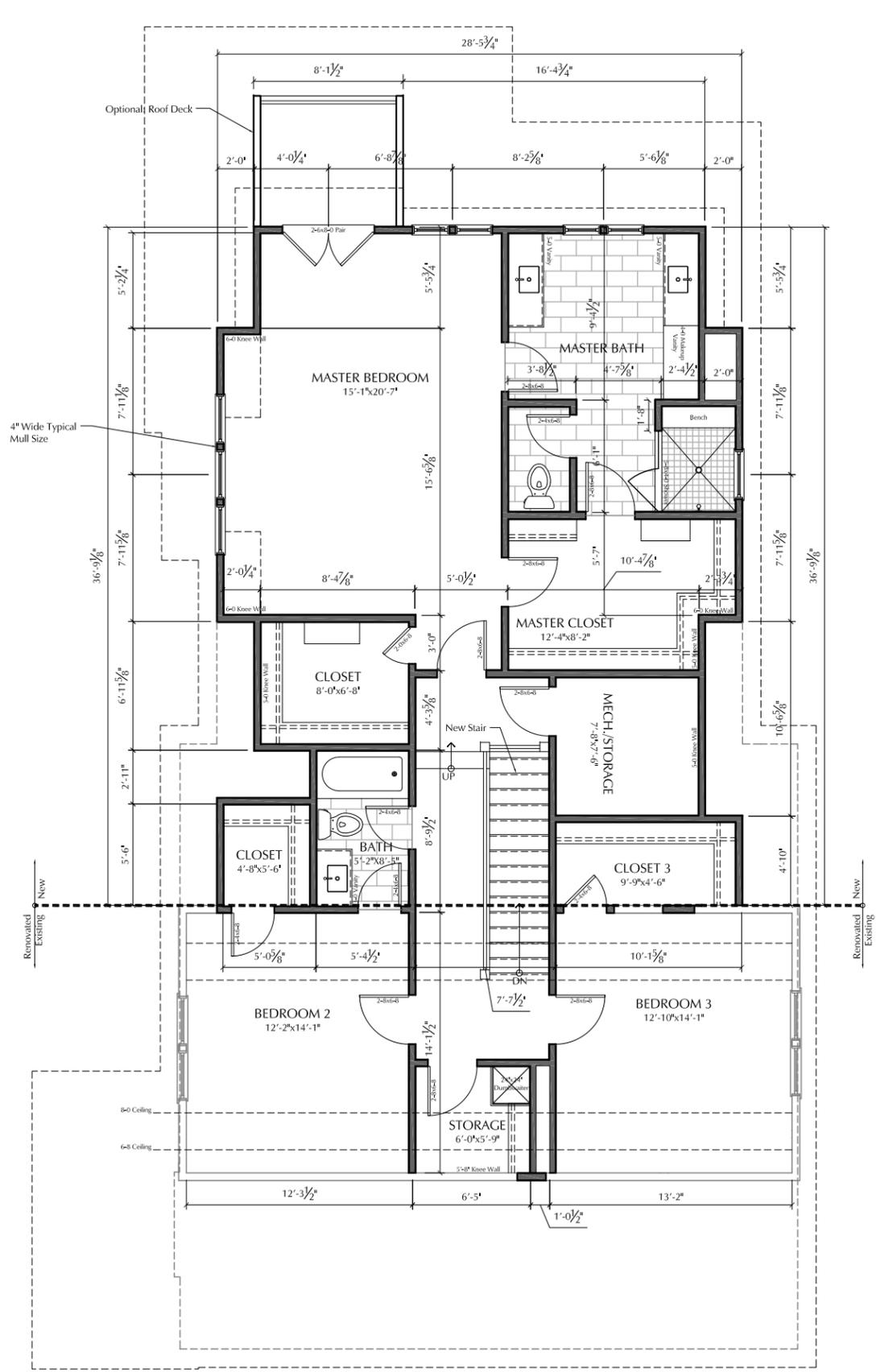
2509 West Linden Avenue
 Nashville, TN 37212

MHZC PRESERVATION PERMIT APPLICATION

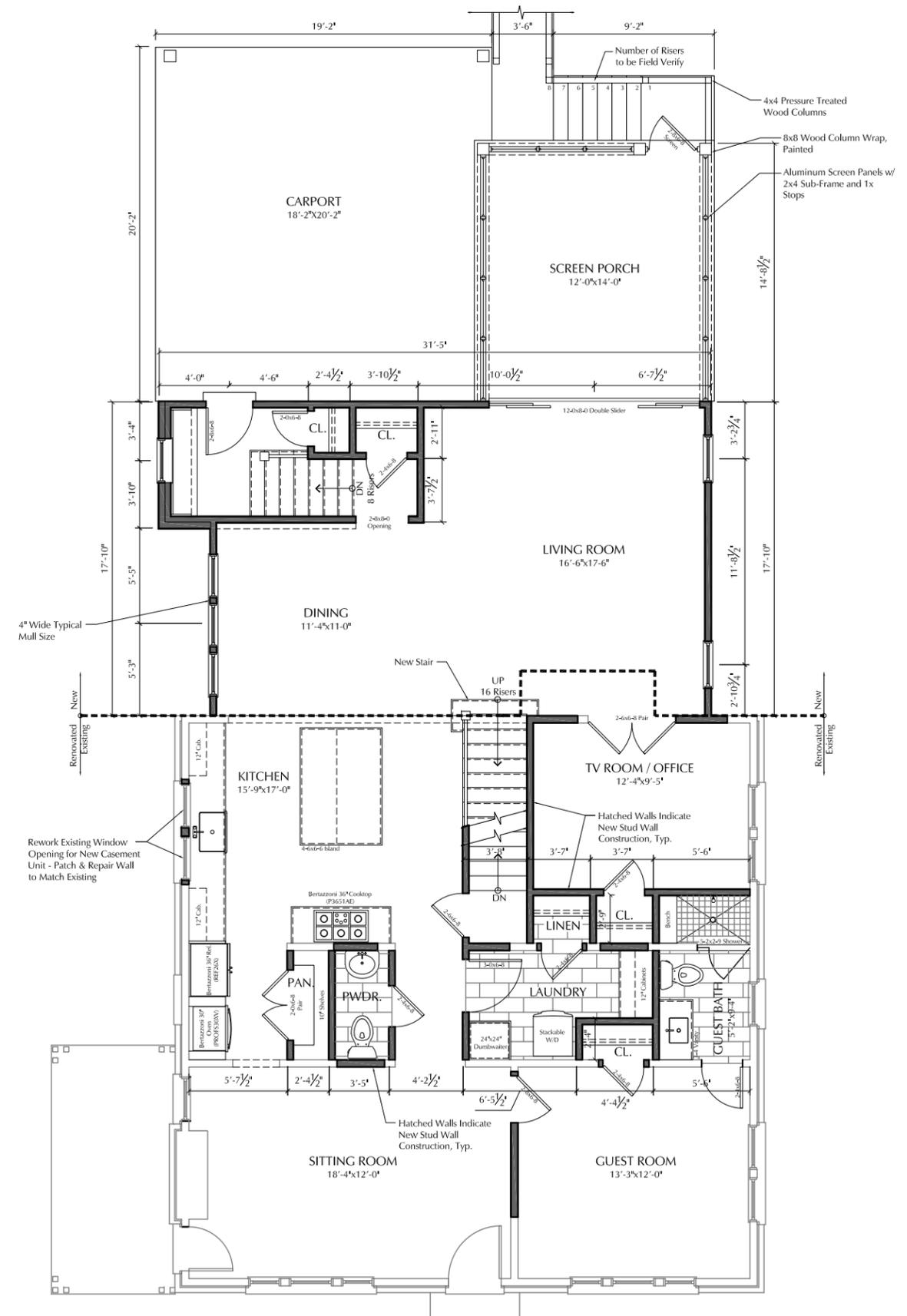
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Drawings:
 Demolition Plans
 Date:
 08.30.19

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2 Second Floor Plan
 Scale: 1/8"=1'-0"
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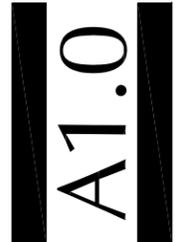


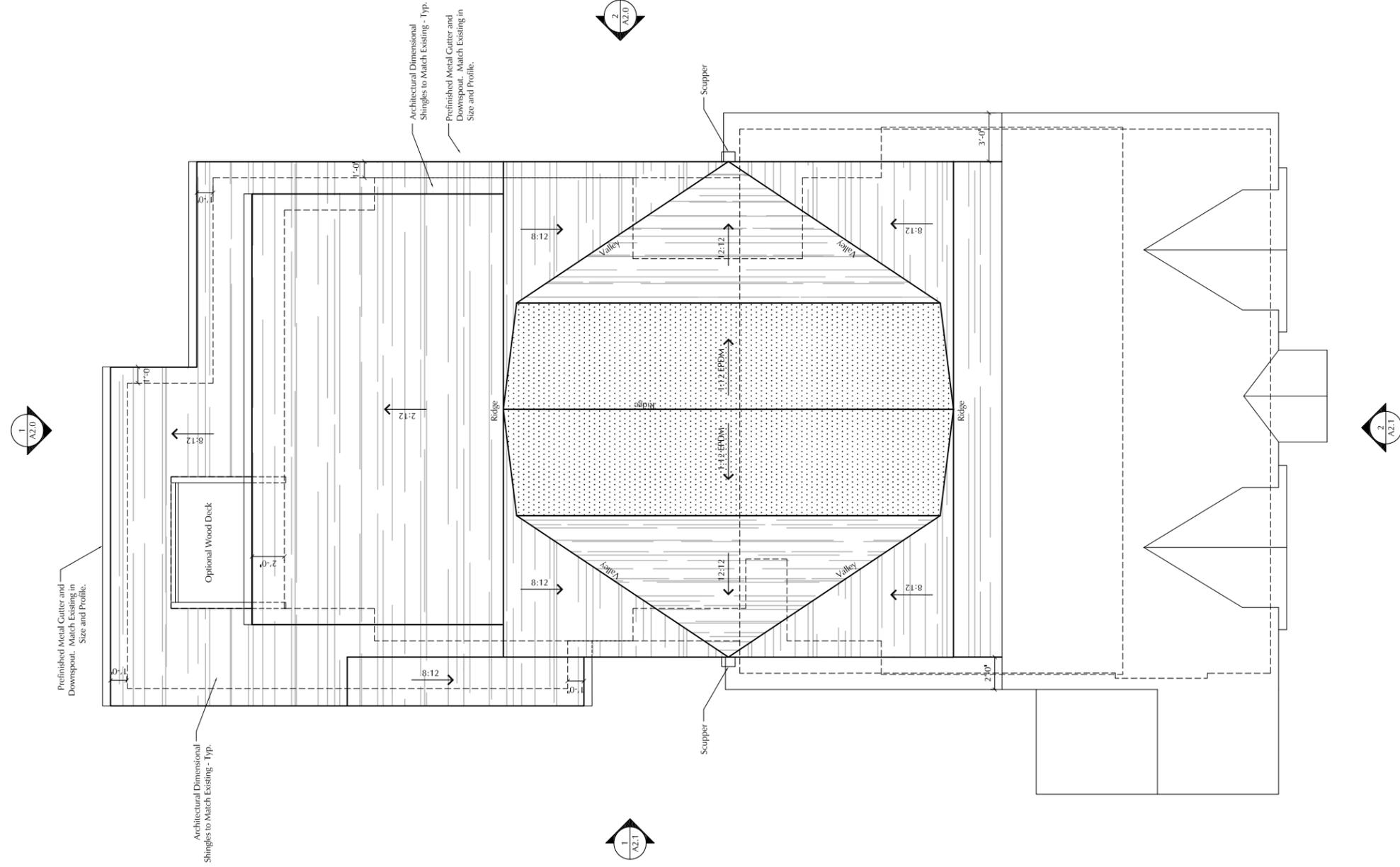
1 First Floor Plan
 Scale: 1/8"=1'-0"
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Renovations and Addition to the:
Swafford-Myers Residence
 2509 West Linden Avenue
 Nashville, TN 37212

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Drawings:
 Floor Plans
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1

Roof Plan



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

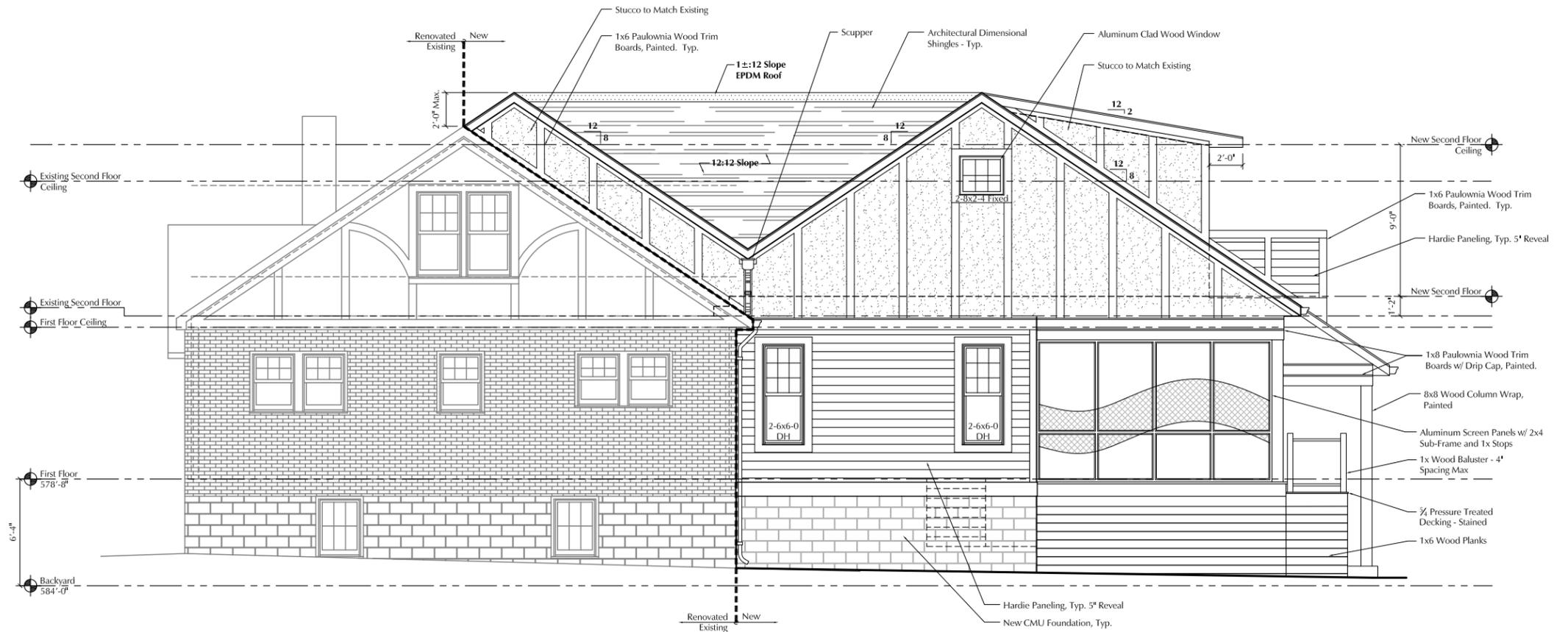
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Drawings:
Roof Plan
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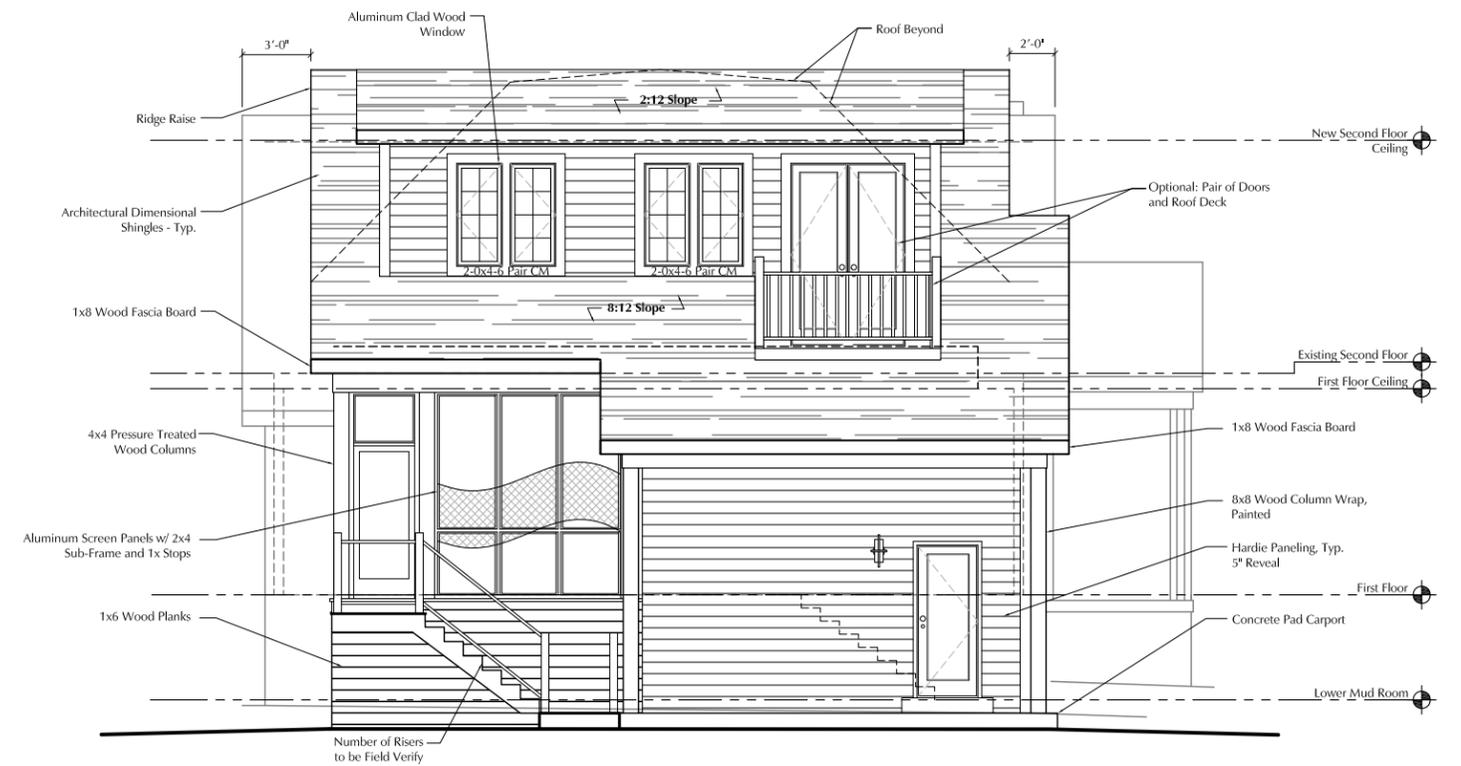
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MHZC PRESERVATION PERMIT APPLICATION



2 West Elevation
Scale: 1/8"=1'-0"



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

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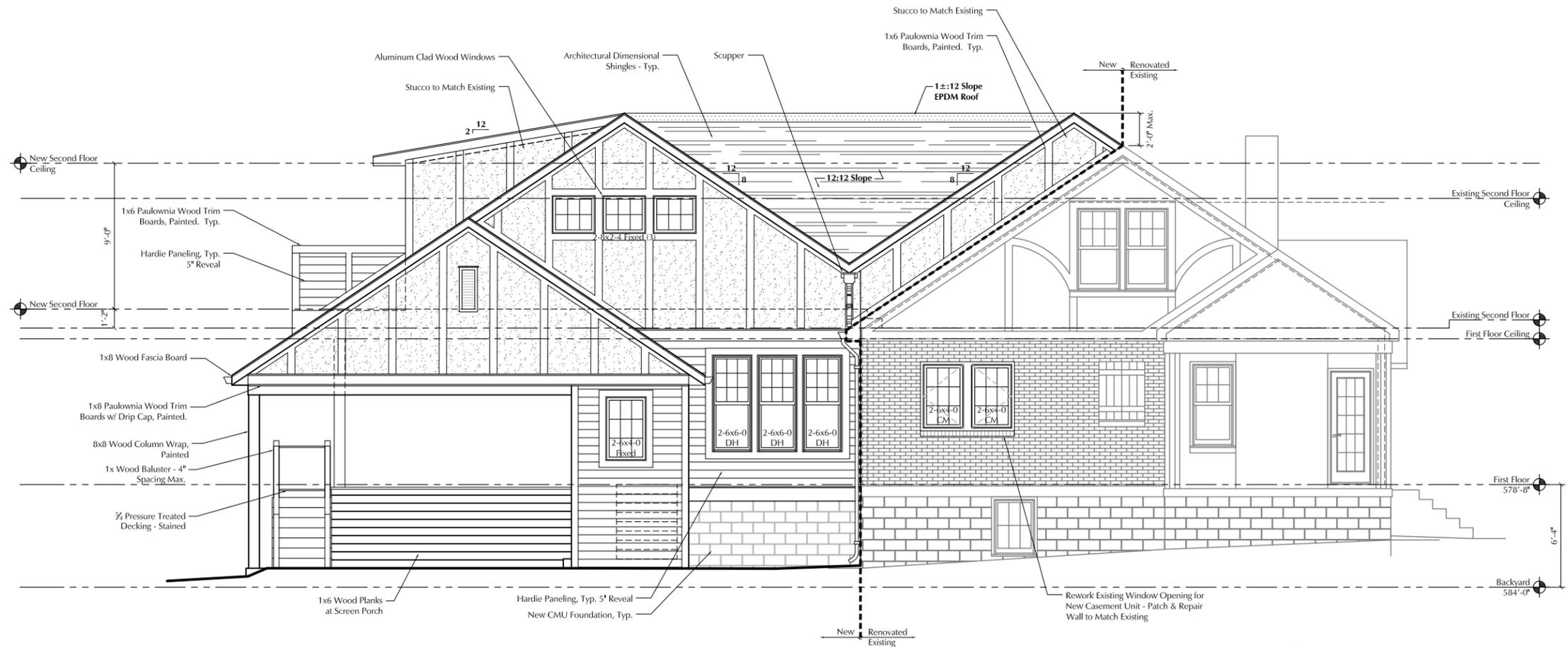
Drawings:
 Exterior Elevations
 Date:
 08.30.19

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2 South Elevation

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



1 East Elevation

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