CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

August 19, 2009

Michael McMahon
332 Clarks Tract
Keswick, VA 22947

Certificate of Appropriateness Application
BAR 09-08-03
301 5th Street SW
Tax Map 29 Parcel 104
Michael McMahon, Applicant
Rehabilitation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 18, 2009.

The BAR approved (8-0) the certificate of appropriateness application for rehabilitation with the following conditions: the detail and resolution for the site retaining wall at the sidewalk, as well as the restoration of the wall at the areaway and detail for the new front door shall be brought back to the BAR for approval. The other work included in the proposal is approved as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (August 18, 2010), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala

Mary Joy Scala
Preservation and Design Planner

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 18, 2009

Certificate of Appropriateness Application
BAR 09-08-03
301 5th Street SW
Tax Map 29 Parcel 104
Michael McMahon, Applicant
Rehabilitation

Background

301 5th Street SW (before 1876) is an individually protected property. It is located within Fifeville and Tonsler Neighborhoods (National and State Register) Historic District. A one-story frame rear wing was added in 1907, with a frame second story added before 1920. It was replaced with a one-story cinderblock wing that was later extended to both sides. The historic surveys are attached.

Application

The applicant proposes to rehabilitate the front porch, repair or replace deteriorated elements, rebuild the chimneys above the roofline, replace the roof, repair the rear brick wall, and regrade the yards and redesign site walls.

1. The applicant recently replaced the 1970's metalwork on the front porch, matching the existing wood pilasters with new wood columns and railing. He is seeking appoval of these changes. Also, his plan is to replace rotten fascia and soffit on the porch, replace the modern front door with a one light glass panel door, replace two infilled sidelights with glass, and install recessed lighting in the porch ceiling.

2. Replace deteriorating crown molding, soffit, fascia, freize board on all sides of the house with matching trim profiles and fir boards.

3. Rebuild chimneys above the roofline with new bricks and mortar type N for structural purposes. Matching type O mortar and original brick from chimneys and stockpile will be used on all other masonry repairs. Both chimneys will be built to the height and same detail as the taller chimney on the south end of the house.
(Note: According to Estimators' Reference web site, Type N mortar uses a 1 / 1 / 6 mix of portland cement, hydrated lime, and sand, and results in a mortar with a 750 psi compressive strength. Type N is the normal, general purpose mortar mix and can be used in above grade work in both exterior and interior load-bearing installations. Type O mortar uses a 1 / 2 / 9 mix that results in a mortar with a 350 psi compressive strength. Type O is a lime rich mortar and is also referred to as "pointing" mortar. It is used in above grade, non-load bearing situations in both interior and exterior environments.)

4. Replace the roof with standing seam tin and paint silver. Repair Philadelphia gutters.

5. Install lintels above three rear windows. Repair brick, reworking top courses to minimize visual effect of settling.

6. Remove wood fence. Create planting bed level with sidewalk between City sidewalk and new stone wall. Install new block wall with natural stone veneer three feet from sidewalk and four feet tall.

Redesign reatining wall surrounding house. Create terrace with treated 6 x 6's. Install draintile to improve water probalems in basement, and also eliminate the deep trench.

Criteria and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated form the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Guidelines for Rehabilitation:

p. 4.6 – Entrances, Porches, and Doors

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2. Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3. Repair damaged elements, matching the detail of the existing original fabric.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing and design to match the original as closely as possible.
5. Do not strip entrances and porches of historic material and details.
6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters or installing decorative iron supports.
9. Avoid adding a new entrance to the primary elevation.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12. The original size and shape of door openings should be maintained.
13. New door openings should not be introduced on facades visible from the street.
14. Original door openings should not be filled in.
15. Reuse hardware and locks that are original or important to the historical evolution of the building.
16. Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the building.
17. Retain transom windows and sidelights.
18. When installing storm or screen doors, ensure that they relate to the character of the existing door.
a. They should be a simple design where lock rails and stiles are similar in placement and size.
b. Avoid using aluminum colored storm doors.
c. If the existing storm door is aluminum, consider painting it to match the existing door.
d. Use a zinc chromate primer before painting to ensure adhesion.

p. 4.8 – Cornice

1) *Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.*
2) *Repair rather than replace the cornice.*
3) *Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.*
4) *Match materials, decorative details, and profiles of the existing original cornice design when making repairs.*
5) *Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.*
6) *If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.*
7) *Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.*

p. 4.9 – Foundation

1) *Retain any decorative vents that are original to the building.*
2) *Do not fill in brick piers either with concrete block or solid masonry.*
3) *When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.*
4) *Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.*

p. 4.11 – Roof

1) *Identify roof types and materials.*
2) *Original roof pitch and configuration should be maintained.*
3) *The original size and shape of dormers should be maintained.*
4) *Dormers should not be introduced on visible elevations where none existed originally.*
5) *Retain elements, such as chimneys, skylights, and light wells, that contribute to the style and character of the building.*
6) *When replacing a roof, match original materials as closely as possible.*
   a. *Avoid, for example, replacing a standing-seam metal roof with asphalt shingles as this would dramatically alter the building's appearance.*
   b. *Artificial slate is an acceptable substitute when replacement is needed.*
7) *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
8) *Do not add new elements, such as vents, skylights, or additional stories, that would be visible on the primary elevations of the building.*

p. 4.12 – Masonry

1) *Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
2) *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
3) *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
   a. *Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
   b. *Do not repoint with a synthetic caulking compound.*
4) *Repoint to match original joints and retain the original joint width.*
5) *Generally, leave unpainted masonry unpainted.*

p. 4.14 – Wood

1) *Repair rotted or missing sections rather than replace the entire element.*
   a. *Use epoxies to patch, piece, or consolidate parts.*
   b. *Match existing materials and details.*
2) *Replace wood elements only when they are rotted beyond repair.*
   a. *Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.*
   b. *Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.*
   c. *Complement the existing details, size, scale, and material.*

Pertinent Design Guidelines for Site Design:

P. 2.4 - Walls and Fences

1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
3) *Match old fencing in material, height, and detail.*
4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5) *For new fences, use materials that relate to materials in the neighborhood.*
6) *Take design clues from nearby historic fences and walls.*

7) *Chain-link fencing, split rail fences, vinyl plastic fences, and concrete block walls in general should not be used.*
8) *If street-front fences or walls are necessary or desirable, keep them below four (4) feet in height and use traditional materials and design.*
9) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
10) *Avoid fences over six (6) feet in height.*
11) *Fence structure should face the inside of the fenced property.*
12) *Relate commercial privacy fences to the materials of the building. If the*
    a. *commercial property adjoins a residential neighborhood, use brick or painted*
    b. *wood fence or heavily planted screen as a buffer.*
13) *Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.*
14) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*

(15) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

p.2.5 - Lighting

1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*

Discussion and Recommendations

In general, the applicant's plans to rehabilitate the house are good, except for a few concerns:

1. The BAR should comment on the new porch design and proposed recessed porch lighting.

2. The BAR should comment on the chimney brick and mortar types proposed. The historic survey confirms that both chimneys had a small cap, so they may have originally been built to the same height. The attached chart (prepared for the Carlisle, PA historic district) recommends mortar types based on the brick type and application. For average strength 19th C. molded brick, it recommends type O mortar for exterior exposure, and type N mortar for severe exposre such as a chimney top. This is consistent with the applicant's proposal.

3. A four foot wall meets the guidelines, but at such a close distance will block the lower portion of the house from view. More detail is needed to understand the plans for the existing trench area.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications.....

Architectural And Historic Survey

Identification

STREET ADDRESS:	301 Fifth Street, SW	**HISTORIC NAME:**	Shelton-Fuller House
MAP & PARCEL:	29-104	**DATE / PERIOD:**	Before 1876
CENSUS TRACT AND BLOCK:		**STYLE:**	Victorian Vernacular
PRESENT ZONING:	R-2	**HEIGHT (to cornice) OR STORIES:**	2 storeys
ORIGINAL OWNER:	John and Rebecca Shelton	**DIMENSIONS AND LAND AREA:**	56' x 130' (7280 sq. ft.)
ORIGINAL USE:	Residence	**CONDITION:**	Good
PRESENT USE:	Residence	**SURVEYOR:**	Bibb
PRESENT OWNER:	Lonnie Vest, Jr., Bertha M. Vest	**DATE OF SURVEY:**	Spring 1984
ADDRESS:	301 Fifth Street, SW Charlottesville, Virginia 22901	**SOURCES:**	City/County Records 1877 Gray Map Sanborn Map Co. 1907 Bertha Vest Ch'ville City Directories

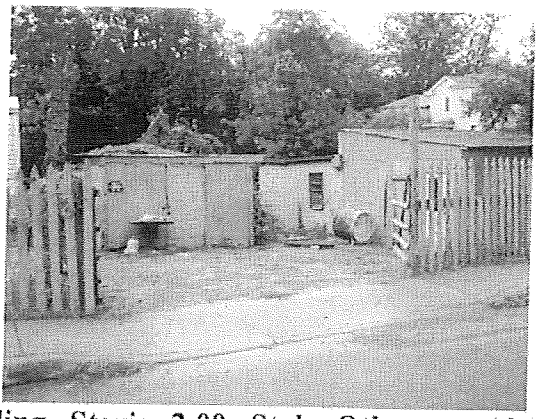
ARCHITECTURAL DESCRIPTION

This is a basic 2-storey, 3-bay, single-pile Virginia I-house set on an English basement. The front yard has now been filled in behind a brick retaining wall that curves around the front of the house from each side of the entrance porch. Walls and foundation are constructed of brick laid in 7-course (and some 9-course) American bond. The medium-pitched bellcast gable roof is covered with standing-seam metal and has projecting eaves and verges, a boxed cornice with sawn brackets on the front and side elevations, and a plain frieze. There is a low central gable on the facade. Each of the two exterior end chimneys has a small cap and one set of weatherings at the sides. The south chimney also has two weatherings on the face of the chimney, both between the first and second storey levels. Windows are double-sash, 2-over-2 light, with plain trim at the basement level and architrave trim at the two upper levels. First storey windows are somewhat taller than those at the other two levels. A one-storey, entrance porch covers the central bay of the facade. It has a bellcast truncated hip roof covered with sheet metal with a boxed cornice, paired cornice brackets, and a plain frieze. Two of the original chamfered square posts with large sawn brackets remain attached to the facade, but the other two posts have been replaced with wrought iron, as has the balaustrade. There is a concrete floor. The entrance door has also been replaced, but the rectangular transom and 3-light sidelights over panels with moulded rails remain. There is a one-storey semi-octagonal bay window in the northern bay of the facade. Its roof matches that of the entrance porch, except that the cornice brackets are not paired. There are narrow 1-over-1 light windows at the sides and a 2-over-2 light window in the center plane. At the basement level, there is only a 6-over-6 light window in the center plane. A one-storey cinderblock wing with a low-pitched gable roof covers the center bay of the rear elevation, probably replacing an earlier frame wing. It has now been extended to both sides.

HISTORICAL DESCRIPTION

An 1876 deed of trust noted that John N. Fry had contracted to sell to John & Rebecca Shelton "the house and lot where they now reside on the west side of the Old Still House Road...." (ACDB 70-262). This house appears on the 1877 Gray Map. Shelton died before he finished paying for the house, and his son-in-law Charles Fuller paid the rest and received a deed in 1896 (City DB 7-286). A one-storey frame rear wing was added before 1907. After the deaths of Fuller and his wife, their heirs used the house as rental property for many years before finally selling it in 1979 to Lonnie & Bertha Vest (DB 307-217, 404-175).

301 5th Street SW 104-0213-0001

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, ca. 1870** July 2006: This 2-story, 3-bay, brick I-house with a central-front gable is believed to have been constructed before 1876 when it was sold by John N. Fry to John and Rebecca Shelton, who were living in the house at that time. Architecturally the house appears to have been constructed ca. 1870. The front brick walls are laid in a 7-course-American-with-Flemish-bond and the side and rear brick walls and foundation in 7-course American bond. A Victorian interpretation of a vernacular I-house, the dwelling features a bellcast gabled roof of standing-seam metal, deeply overhanging bracketed eaves, and a projecting polygonal bay window on a brick foundation. The bay window and the 1-bay front porch, which has modern metal supports and a bracketed cornice, both have Mansard roofs. The 2/2-sash windows, two semi-exterior-end brick chimneys that break through the eaves, the 5-light transom and 3-light sidelight around the front door and the basement windows all appear original. A 1-story frame wing on raised basement extends the full width of the rear of the house and appears to have been constructed in several sections.

Individual Resource Status: **Single Dwelling** Contributing	*Total:* 1
Individual Resource Status: **Shed Non-Contributing**	*Total:* 1
Individual Resource Status: **Shed Non-Contributing**	*Total:* 1

Helpful Masonry Information

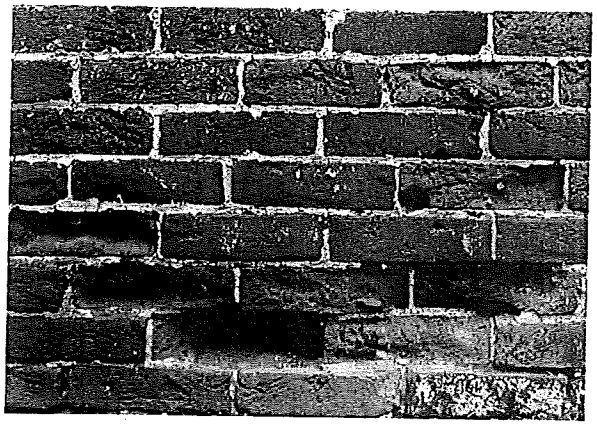
Most of the problems with historic masonry arise when the brick or stone needs to be repointed. Regular type N or type S mortar made from bagged pre-mixes should not be used. It's just too strong and can can cause stones and bricks to spall or flake away. Here's a chart that shows what the correct mixes are.

Most Common In Carlisle

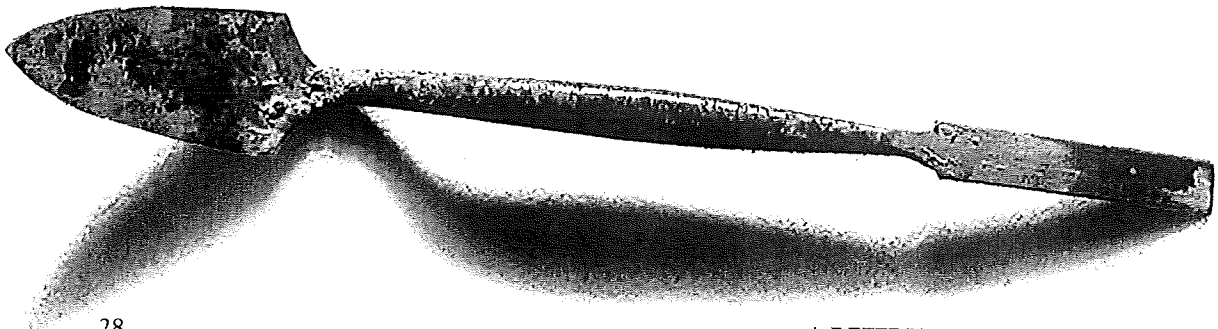
Masonry Material	Exposure	Type	Portland Cement	Lime	Sand
Weak: soft hand made brick marble	protected interior	L	0	1	2 1/4 - 3
	normal exterior exposure	K	1	3	10 - 12
	severe exposure	O	1	2	8 - 9
weak limestone soft sandstone	normal exterior exposure	K	1	3	10 - 12
	severe exposure	O	1	2	8 - 9
Average strength: 19th C, molded brick sound limestone harder sandstone	protected interior	K	1	3	10 - 12
	normal exterior exposure	O	1	2	8 - 9
	severe exposure	N	1	1	5 - 6
Strong: Hard stone / granite modern vitreous brick	normal exterior exposure	N	1	1	5 - 6
	severe exposure, paving	S	1	1/2	4 - 4 1/2
Not applicable to historic buildings in Carlisle		M	1	1/4	3 - 3 1/4

Mortar formulas compiled from information in: *Preservation Briefs #2,* National Park Service and *Masonry,* National Trust for Historic Preservation

Above: The chart showing mortar formulas for historic masonry. In the case of formulas based on "extreme exposure", which would, for example, be a chimney-top above the roof line or exterior paving, there is always a trade-off between the strength of the mortar and the possibility that the mortar may harm the stone or brick if too strong. Err on the weak side.
If in doubt, contact the Zoning Officer at **717 249-4422.**



Left: Old bricks that have been repointed with modern mortar. The bricks expand and contract into the harder mortar, which causes them to chip away until there's nothing left.



Parcel ID	Card	Address	Index Order	ADDRESS	
290104000	01 of 00	301 5TH STREET SW	Index Value	5TH STREET SW	301

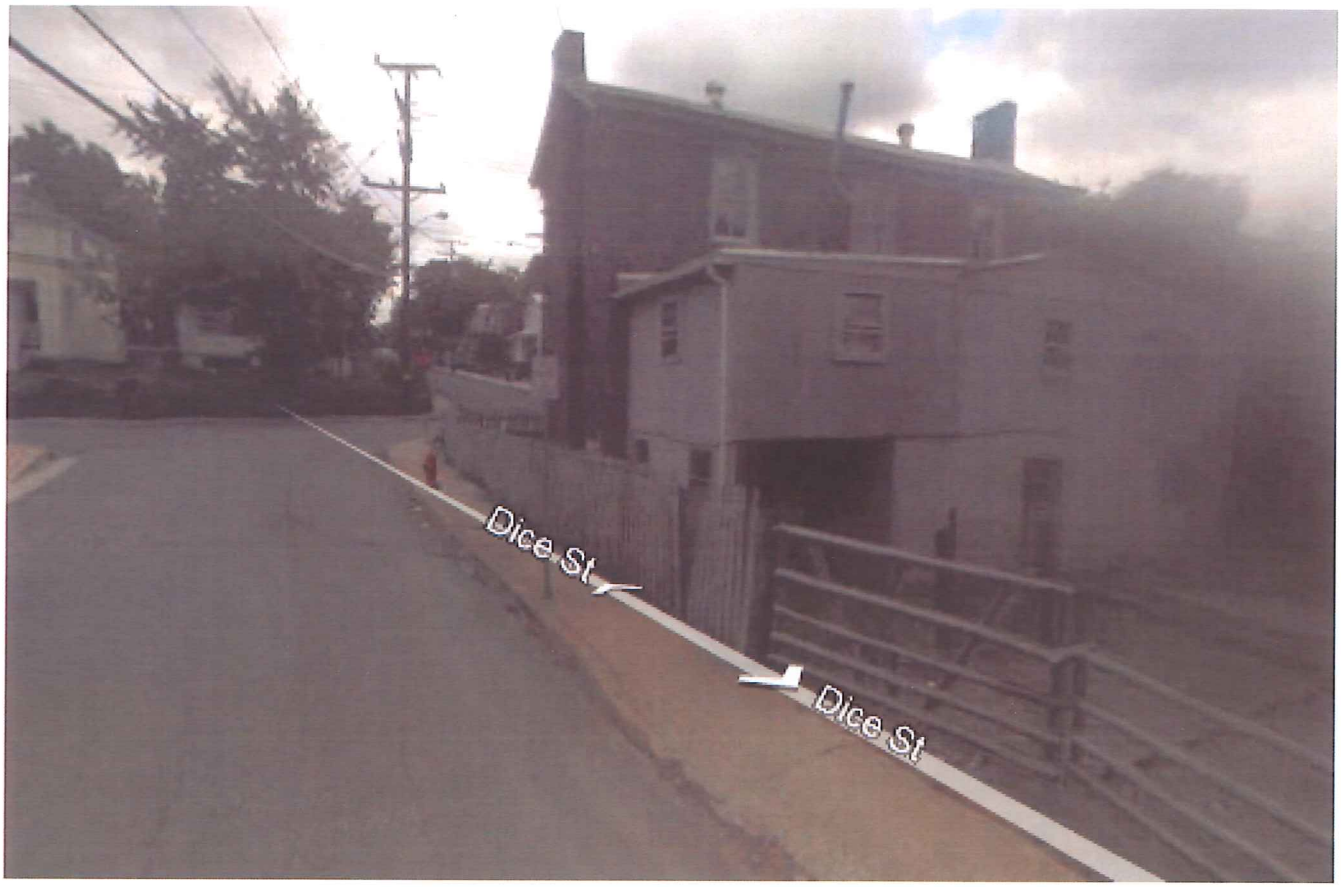
Zoom 100%

Picture Date 03/24/2003

Front Year: 2004

Seq: 1

Image Type


Dice St
Dice St

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED
JUL 28 2009
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include $350 application fee. For all other projects requiring BAR approval, please include $100 application fee. For both types of projects, the applicant must pay $1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include $100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Project Name/Description _____ Parcel Number 290 104000

Address/Location 301 5th Street SW

Owner Name Michael McMahon Applicant Name Michael McMahon

Applicant Information Michael McMahon
Address: 332 Clarks tract
Hardwick, VA 22947
Email: M2@UVA.edu
Phone: (W) (434) 531-3663 (H) _____
FAX: (434) 293-4492

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature 7/23/09 Date

Property Owner Information (if not applicant)
Address: _____

Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

_____
Signature Date

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary): _____

Attachments (see reverse side for submittal requirements): _____

For Office Use Only
Received by: BSW
Fee paid: 100.00 Cash/Ck. # 2236
Date Received: 7/28/09

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P09-0103

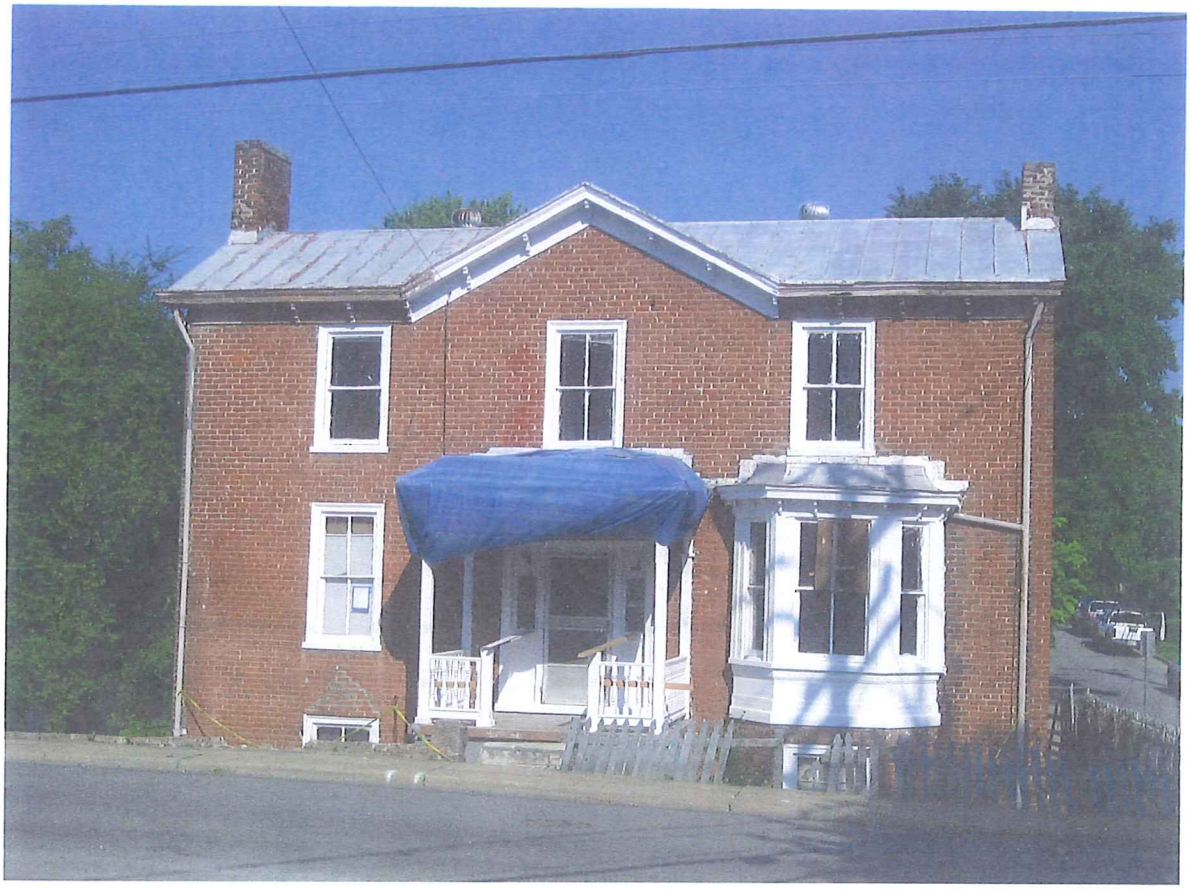
Boad of Architectural Review Application
301 5th Street SW

The scope of this project is to return the exterior of the house to its original form by using period materials where applicable and matching materials where necessary. Following is a list and description of the work to be completed:

1. Replace 1970s metal porch columns and railing with columns that match original wood ones that are present on either side of the door. Replace rotten facia and soffett on the porch.

2. Replace deteriorating crown molding, soffett, facia, freize board on all sides of the house with matching trim profiles and fir boards. (Matching cutter bit for crown has been fabricated at Red Brook Lumber.)

3. Take chimneys to the roofline to the chimney and rebuild using matching new brick and mortar Type-N for structural purposes. This needs to be done as they are not stable and the roof can not be flashed in to the chimneys until they are redone. Matching type – O mortar from Virginia Lime Works and original brick from chimneys and stockpile will be used on all other masonry repairs made to the house.



Rebuild chimneys to height and style of chimney on left to fulfill code requirements.

4. Replace roof with standing seam tin and paint the roof silver as it is now. It has Philadelphia gutters and we need to use the same type tin to solder in the gutters properly.

Current state of roof.

5. Place lentils above the three rear windows to transfer the load bearing weight of the roof from the window frames to the brick wall. Repair the old brick with existing old brick and type-0 mortar to. House has settled 4" over rear center window to right side of house from rear. Rework top courses of brick to minimize visual effect.

House has settled one course of brick from the center window through the end of the wall.

6. Remove fence from areas around front yard and street side of the old part of the building. The current fence is not original and people in the neighborhood kick out the pickets.

Regrade to bring the level of the yard to the sidewalk and put a planting bed between existing sidewalk and new stone fence to be built. Install block wall on footer +/- three feet from existing sidewalk. Make it +/- 4' tall to discourage people from sitting on it. Put a natural (not fabricated) stone veneer on the wall.

7. Retaining wall surrounding front of house is falling in and is not visible from street. Create terrace out of trench with treated 6x6. Install draintile to improve water problems in basement, and also eliminate deep trench that gets filled with a trash weekly so that it is easier to clean and access.

Replace front door with one light glass panel door to fit what was likely there before. Remove lights from side lights and replace with glass. Install recessed lighting in ceiling of porch.