

ISSUE: Certificate of Appropriateness for alterations, Waiver of Fence Height

APPLICANT: Christine and Sam Thuot

LOCATION: Old and Historic Alexandria District
421 Gibbon Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness and Waiver of Fence Height, as submitted, noting the recommendations of Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests an after-the-fact Certificate of Appropriateness to construct flood-abatement raised planter walls in the front/south yard, plus a waiver of fence height, at 421 Gibbon Street. Planning Commission unanimously approved an encroachment for this project on September 9, 2021; City Council affirmed that approval on September 18, 2021.

II. HISTORY

Building permit #6282 was issued builder H.R. Chilcotte & Son on behalf of owner E.E. Lawler, Jr. on March 23, 1955 for new construction in 400 block of Gibbon. The City Building Inspector approved construction of the five brick, two-story rowhouses designed by architect Joseph H. Saunders, AIA, on March 28, 1956.

Previous BAR Approvals

In 1992 the Board approved a fence and the painting of portions of a previously unpainted brick house (BAR92-214). In 2003, the Board approved replacement windows (BAR2003-0169).

III. ANALYSIS

Certificate of Appropriateness

Alterations:

The applicant requests an after-the-fact Certificate of Appropriateness to construct raised brick planter walls in the front/south yard. Due to extensive flooding in the area over the past two years, the applicant constructed these walls to protect the home from flooding. Figures 1 & 2 show the completed wall. The *Design Guidelines* note that “Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.” They also state that masonry walls of brick are generally appropriate throughout the historic districts. These brick garden walls harmonize with the house and its neighbors on Gibbon Street. Their simple design does not distract from the streetscape.



Figure 1: Completed walls at 421 Gibbon; left image as seen from west, right image as seen from east

Waiver of fence height:

The applicant requests a waiver of the 24” fence height limitation, having constructed walls of 30” to protect from flood damage. The additional 6” in height provides better defense against flooding. Figure 2 shows the extent of flooding in May 2020 and January 2021.



Figure 2: Flooding in May 2020 (left) and January 2021 (center and right)

Staff recommends approval of this project, as submitted, but notes that recommendation is based on the fact that this is flood mitigation and will protect the home from future damage. If this project were in a non-flood zone, staff would not recommend approval.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

- F-1 City Council approved encroachment permit ENC2021-00004 on September 18, 2021 which allows the proposed floor mitigation wall to project 5.00 feet by 14 feet into the public right-of-way.
- F-2 The proposed wall is a closed 3-foot-tall wall in the front yard, which exceeds the allowed height of a closed wall in a front yard. However, section 7-202(D) allows the

Board of Architectural Review to waive the height limit if the proposal is found to be architecturally appropriate and consistent with the character of the district.

- F-3 If the Board of Architectural Review waives or modifies the height requirement of the wall, the proposed flood mitigation will comply with zoning.

Code Administration

No Code comment.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 Tax records from 1830 note the presence of a free African American household on this street face, but the exact address is unknown. Historical maps indicate that a structure was present on this property by 1877. The lot therefore has the potential to yield archaeological resources that could provide insight into 19th-century domestic life, perhaps relating to free African Americans.

R-1.* Alexandria Archaeology recommends that the applicant/property owner call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2.* The applicant/property owner shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the recommendations.*

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

BAR Case # BAR 2021-00148

ADDRESS OF PROJECT: 421 Gibbon St., Alexandria, VA 22314

DISTRICT: Old & Historic Alexandria Parker - Gray 100 Year Old Building

TAX MAP AND PARCEL: 1176 5000 ZONING: Residential

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Christine + Sam Thout

Address: 421 Gibbon St

City: Alexandria State: VA Zip: 22314

Phone: 770-235-1749 E-mail: csthout@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Christine Thout

Phone: 770-235-1749

E-mail: csthout@gmail.com

Legal Property Owner: Same as Applicant

Name: " "

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

See attached letter to the BAR.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Good Afternoon BAR,

This is a submission for review by the BAR regarding a Certificate of Appropriateness for a flood abatement front yard project. The area at Pitt St and Gibbon St has flooded 4 times in 14 months due to the storm-water and sewer system overflowing during flash floods between Summer 2019 and Winter 2020; which has caused damage to our property including water inside our home and crawl space. When cars drive through Gibbon St during a flood they cause wakes several feet up our homes causing water to infiltrate our homes even with storm doors installed. As a mitigation we installed a raised garden planter with permeable pavers in the front yard to avoid getting water in our house during these unfortunate events. We also met with our neighbors before proceeding with any work and received their support and complements for the design and build. We took into consideration the aesthetic of our wonderful neighborhood and incorporated into the design using bricks to match the homes in our area and also created a gathering space where dozens of neighbors and locals have come by to say how much they enjoy the project, how it has enhanced the neighborhood and created a place for us all to enjoy time together and get to know one another.

We failed to submit to the BAR before this project, we were pending guidance from the City on flood abatement projects and worried about having the project being completed before the pending flood season. Please accept our most sincere apology for not submitting in advance. We have been actively working with Mayor Wilson, T&ES Stormwater, attending City meetings online and toured the neighborhood with the City last December to discuss the flooding in our area. We hope this process informs and provides guidance to other residents looking to protect their homes in these unfortunate flood events as well. Please let us know if we can provide any further information and we certainly invite you all to come by our home.

Sincerely,
Christine & Sam Thuot

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

Please see drawings + photos in submission online.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Christina Thout

Date: 03/24/21

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Christine Thuot	421 Gibbon St.	100%
2.	Sam Thuot	421 Gibbon St.	100%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 421 Gibbon St., Alexandria, VA (Address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

See Section 1 above

	Name	Address	Percent of Ownership
1.			
2.			
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

N/A

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.			
2.			
3.			

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

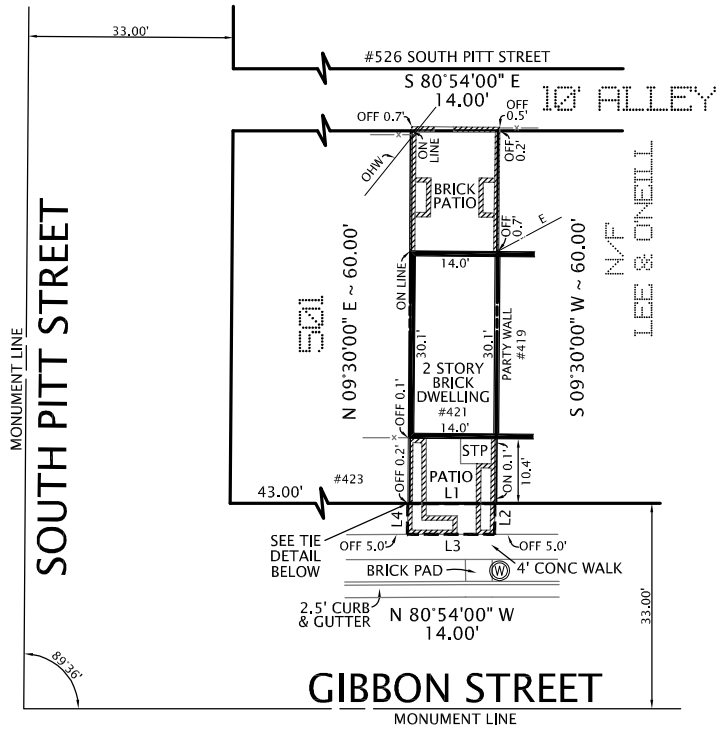
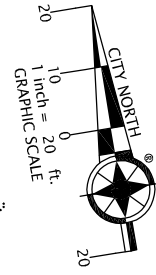
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/24/21
Date

Christine Thuot
Printed Name


Signature

- NOTE: 1. WALLS ARE 0.7" BRICK.
 2. FENCES ARE FRAME.
 3. OWNERS: SAMUEL C. THUOT
 CHRISTINE THUOT
 421 GIBBON STREET
 ALEXANDRIA, VA 22314
 (INST. NO. 190005728)
 4. MAP NUMBER: 080.02-04-35



LINE	BEARING	LENGTH
L1	S 80°54'00" E	14.01
L2	S 09°53'35" W	5.00
L3	N 80°52'09" W	14.01
L4	N 09°47'57" E	5.00

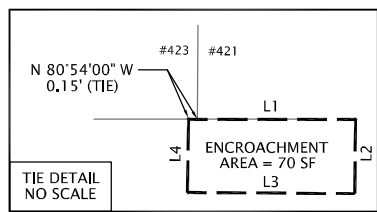
ENCROACHMENT AREA = 70 SQUARE FEET

APPROVED DATE _____

 DIRECTOR OF PLANNING AND ZONING

APPROVED DATE _____

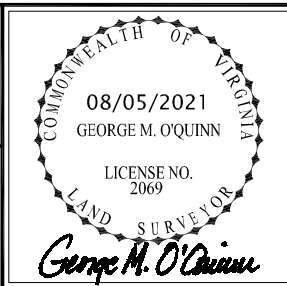
 DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES



ENCROACHMENT AND PERMIT PLAT
 ON
 THE PROPERTY LOCATED AT
#421 GIBBON STREET
 (INSTRUMENT #190005728)
 ALSO KNOWN AS
LOT 13
 OF THE SUBDIVISION
 OF THE SOUTH ONE-HALF
 OF THE BLOCK BOUNDED BY
ROYAL, GIBBON, PITT & WILKES STREET
 (DEED BOOK 3, PAGE 332)
CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' AUGUST 05, 2021

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



CASE NAME:
 SAMUEL THUOT

DOMINION Surveyors Inc.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

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August 17, 2021

**DESCRIPTION OF
AN AREA OF ENCROACHMENT
WITHIN GIBBON STREET
ADJOINING
#421 GIBBON STREET
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at a point in the northerly right of way line of Gibbon Street 42.85 feet from the easterly right of way line of South Pitt Street; thence running with Gibbon Street S 80° 54' 00" E 14.01 feet to a point; thence running through Gibbon Street S 09° 53' 35" W 5.00 feet, N 80° 52' 09" W 14.01 feet and N 09° 47' 57" E 5.00 to the point of beginning containing 70 square feet.

THUOT HOUSE FLOOD MITIGATION

421 GIBBON STREET, ALEXANDRIA, VA 22314

NOTE: THIS FLOOD MITIGATION PROJECT IS IN DIRECT RESPONSE TO THE FOUR FLOODS THAT HAVE TAKEN PLACE WITHIN THE LAST FOURTEEN MONTHS (JULY 2019 - NOVEMBER 2020). THESE FLOODS WHICH ARE INCREASING IN FREQUENCY HAVE CAUSED DAMAGE TO OUR PROPERTY INCLUDING FLOODING OUR CRAWL SPACE, WATER INFILTRATING OUR FIRST FLOOR AND DESTROYING OUR FRONT YARD. IN PART TO MITIGATE THE DAMAGE TO OUR PERSONAL PROPERTY, ALONG WITH THE CITY'S EFFORT TO MITIGATE THE OVERFLOW OF THE STORM WATER AND SEWER SYSTEM CAUSING THE FLOOD DAMAGE IN OUR NEIGHBORHOOD, WE ARE CONSTRUCTING A BRICK WALL AND REMOVABLE FLOOD BARRIER TO BE PLACED AS NEEDED.

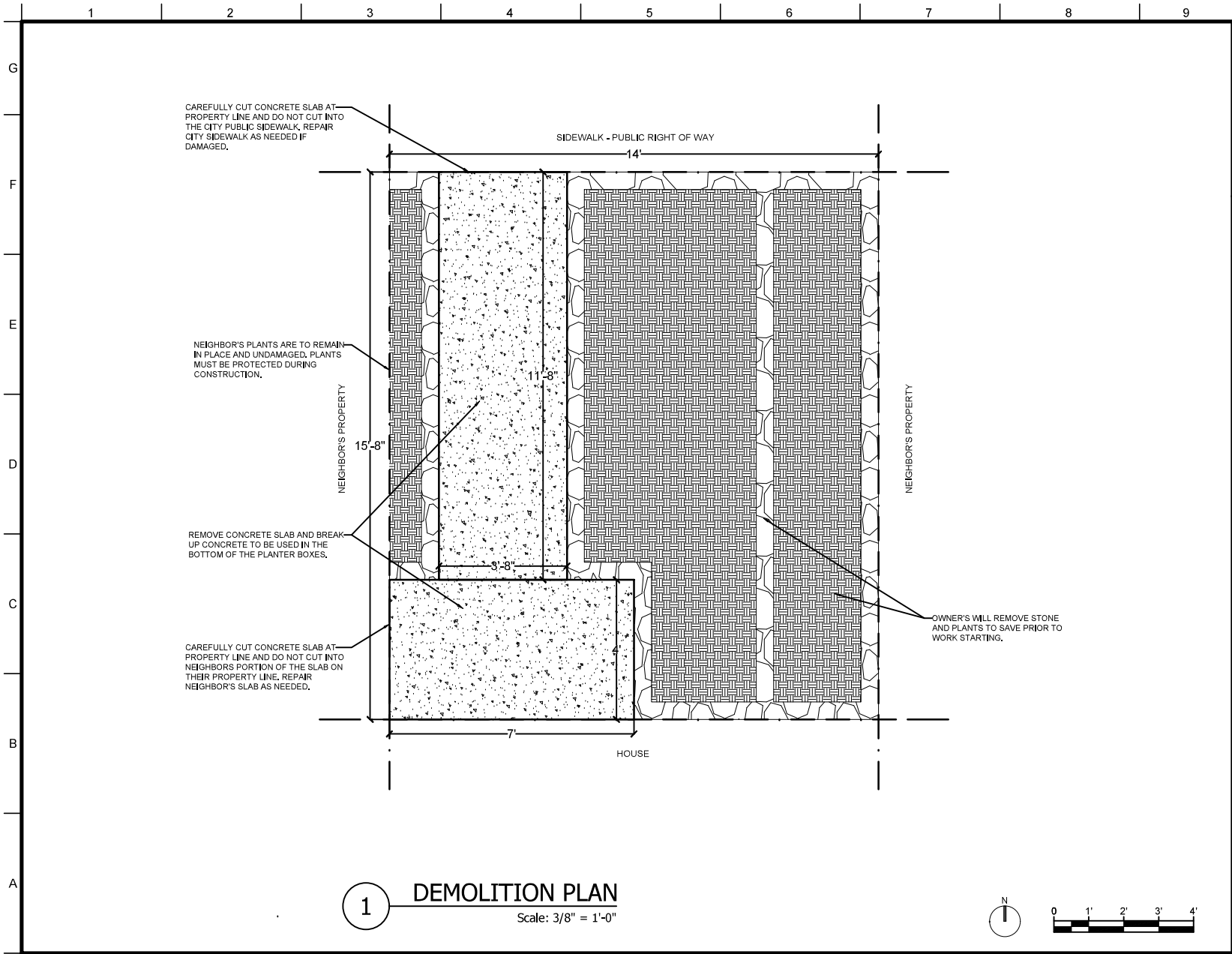
SHEET INDEX	
G-001	COVER PAGE
AD-101	DEMOLITION PLAN
A-101	SITE PLAN
A-301	LIGHTING PLAN, BRICK WALL SECTION AND DETAILS



DESIGNED BY: C.THUOT	DRAWN BY: C.THUOT	CHECKED BY: C.THUOT	SUBMITTED BY: C.THUOT	ISSUE DATE: FEBRUARY 1, 2021
SIZE: ANSI B				

THUOT HOUSE
FLOOD MITIGATION
COVER PAGE

G-001



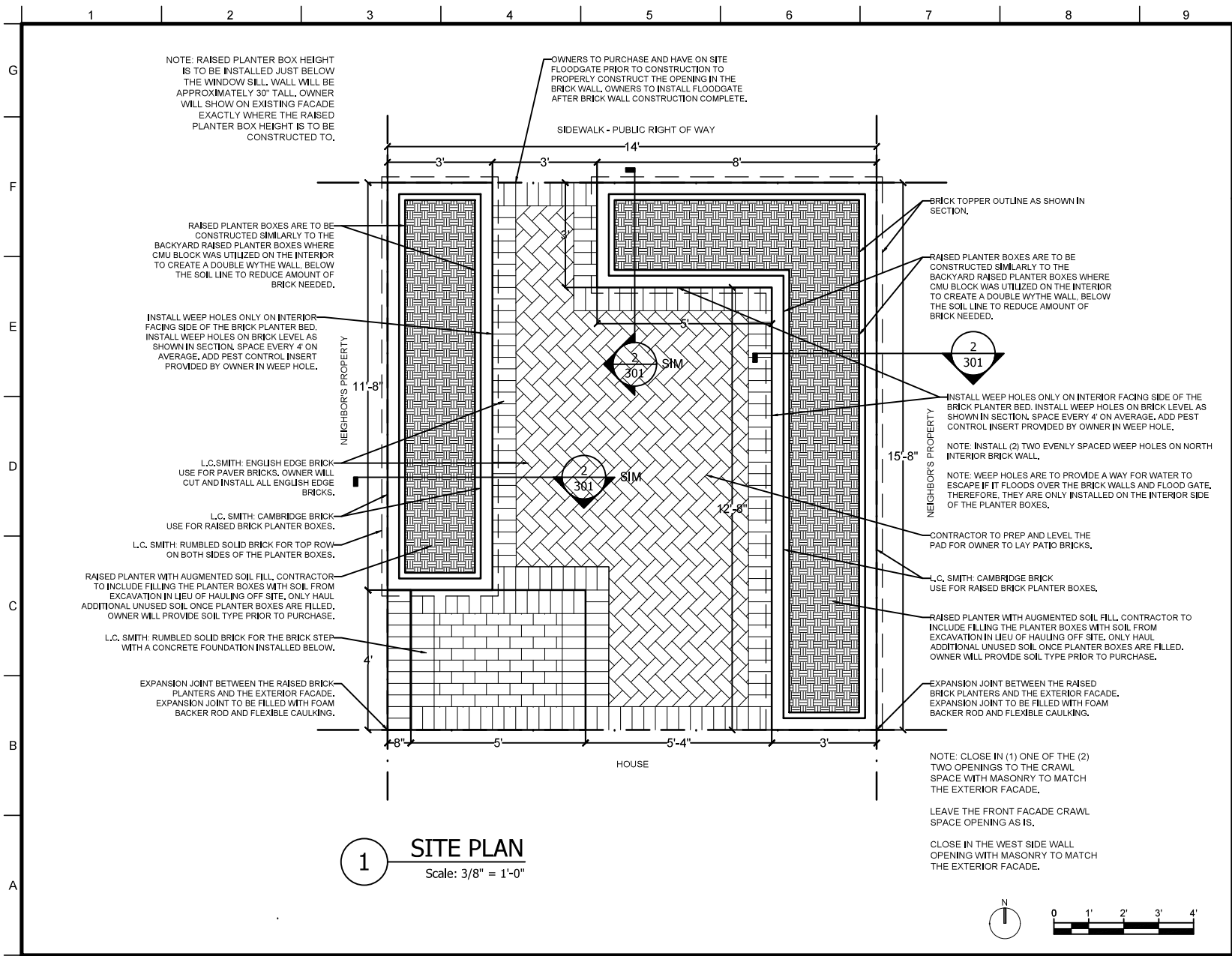
DESIGNED BY: C.THUOT	ISSUE DATE: FEBRUARY 1, 2021
DRAWN BY: C.THUOT	
CHECKED BY: C.THUOT	
SUBMITTED BY: C.THUOT	
SIZE:	

**THUOT HOUSE
FLOOD MITIGATION
DEMOLITION PLAN**

AD-101

1 DEMOLITION PLAN
Scale: 3/8" = 1'-0"





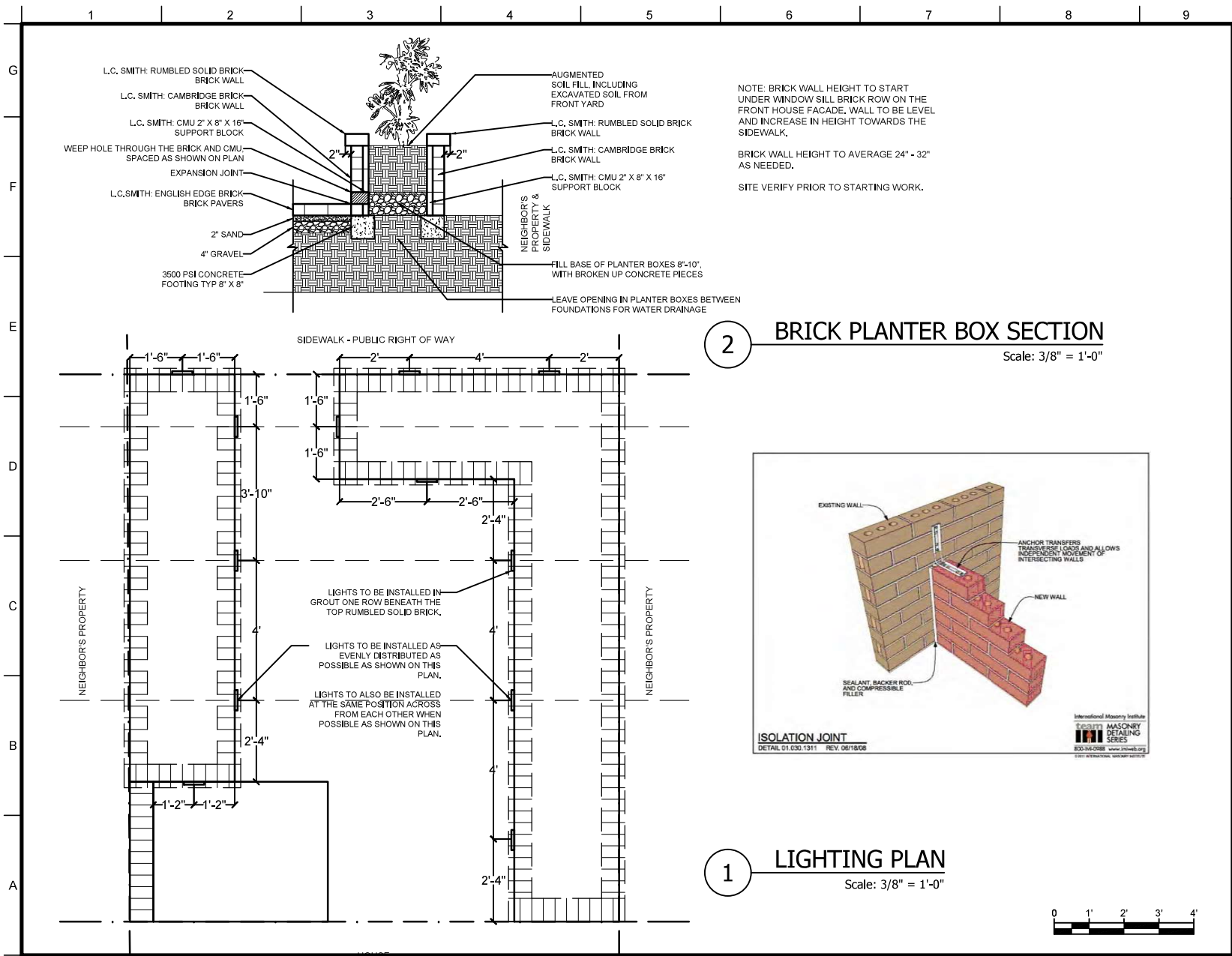
1 SITE PLAN
Scale: 3/8" = 1'-0"



DESIGNED BY:	C. THUOT
DRAWN BY:	C. THUOT
CHECKED BY:	C. THUOT
SUBMITTED BY:	C. THUOT
SIZE:	ANSI B
ISSUE DATE:	FEBRUARY 1, 2021

**THUOT HOUSE
FLOOD MITIGATION
SITE PLAN**

A-101



2 BRICK PLANTER BOX SECTION
Scale: 3/8" = 1'-0"

1 LIGHTING PLAN
Scale: 3/8" = 1'-0"



DESIGNED BY:	C. THUOT
DRAWN BY:	C. THUOT
CHECKED BY:	C. THUOT
SUBMITTED BY:	C. THUOT
SIZE:	ANSI B
ISSUE DATE:	FEBRUARY 1, 2021

**THUOT HOUSE
FLOOD MITIGATION
LIGHTING PLAN, BRICK WALL
SECTION AND DETAILS**

A-301

Thuot Flood Mitigation Project 2021

July 2019 - November 2020 Flooding (4 floods)

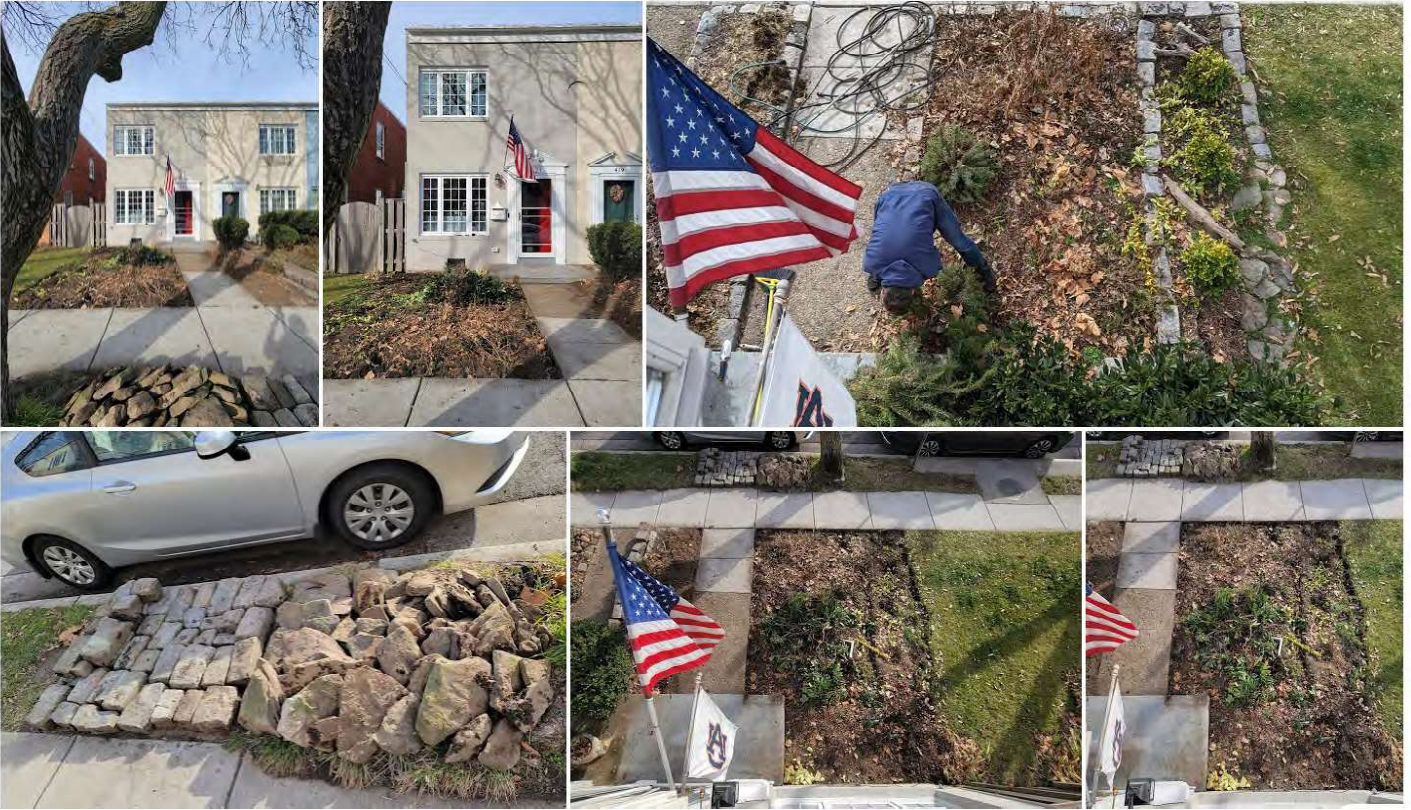


Before Renovation: May 2020

Before Renovation: January 2021



Day 1 Feb 8: We started work by saving the plants, Belgian block and slate stone.



Day 2 Feb 9: Sidewalk and concrete step demolition, raised planter beds footing excavation



We received our DamEasy flood barrier for the front yard path opening and tested it on the back gate.



Day 3 Feb 10: Continued excavation, footing rebar install, footing concrete poured. Site was covered for concrete to cure through the rain and freezing temperatures.



Day 4 Feb 17: On this day, 4 bricks were laid...and some CMU.



Snow & Ice construction days off.



Day 5 Feb 20: Brick walls are being installed. Due to below freezing temperatures, a torch is being used to heat the bricks and grout for installation.



Day 6 Feb 22: Brick walls installation continues with CMU backing. Due to freezing temperatures, a torch is being used to heat the bricks and grout for installation.



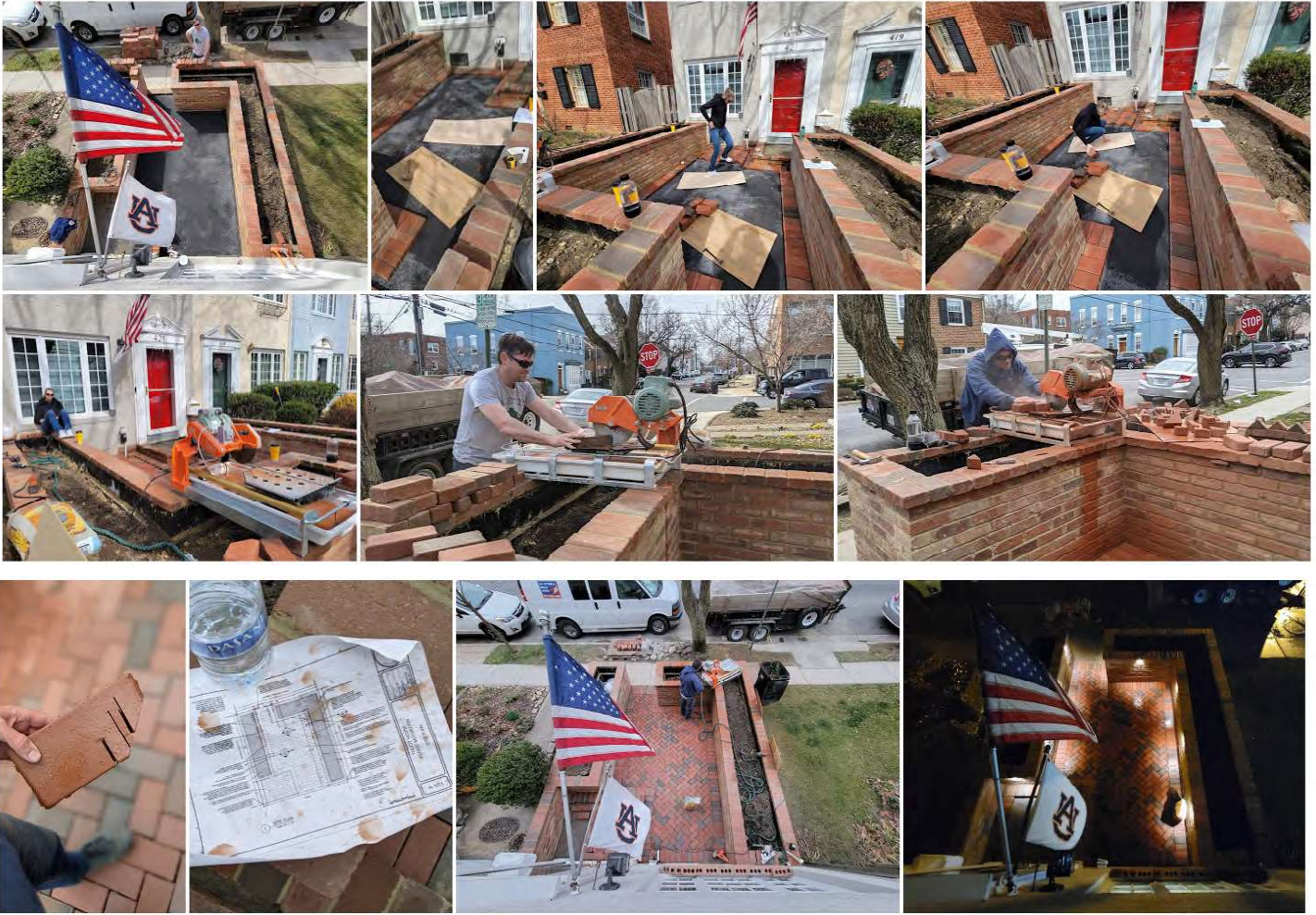
Day 7 Feb 24: Brick walls installation continues with CMU backing. Raised planter boxes have started to be filled with the concrete from demolition. We installed the lights and received lots of positive comments tonight from neighbors.



Day 8 Feb 25: The crew installed the brick topper and began pad prepping. Then, we worked on finishing installing the lights.



Day 9 Feb 26: The crew leveled the pad. Then, we rented a wet saw, cut and laid the patio bricks. Working on the patio today we received several wonderful comments on the front yard from neighbors walking by.



Day 10-12 Mar 3-5: We planted the plants we saved from the front garden and tested the flood barrier.

