



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2100 E. Clay Street  
 Historic district Union Hill

Date/time rec'd: 10-26/8:44  
 Rec'd by: KC  
 Application #: COA-044098-2018  
 Hearing date: 11/27/2018

### APPLICANT INFORMATION

Name Jim Gallion and Erin Gallion  
 Company \_\_\_\_\_  
 Mailing Address 2100 E. Clay St.  
Richmond, VA 23223

Phone 719-250-4810  
 Email jrgallion@aol.com  
 Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

Name Same as above  
 Mailing Address \_\_\_\_\_

Company \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review  
 Project Type:  Alteration  Demolition  New Construction  
 (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Construction of a serpentine brick privacy wall, with a gate, along the exposed rear side of property

### ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner Jim Gallion Date 10-25-18

## **Proposal for Serpentine Brick Privacy Wall with Gate**

We are submitting for Conceptual Review this proposal for a privacy wall along the rear side property line of our home at 2100 E. Clay Street in the Union Hill Historic District. This is a corner lot at E 21<sup>st</sup> St and Clay St, across the street from Jefferson Park. This yard is our “back yard,” accessible from our home’s rear door, and it runs parallel the 21<sup>st</sup> Street sidewalk, with no fencing or wall setting it off from public view or access. We are seeking some degree of privacy in our back yard, and look forward to input from CAR staff to help us construct this wall which we believe will complement the historic beauty of Union Hill while leaving all of the existing elements of our 1900 era home untouched.

### **Phase 1: Footing Work**

1. Dig footing for serpentine wall 18” wide, 16” x 16” for the (4) piers and at a depth of 18”
2. Pour no less than 8” thick of concrete

### **Phase 2: Pier work**

1. Build four 12” x 12” piers 5’6” tall out of grade
2. Tool joints with a raked or weathered look
3. Cap off with a weathered face limestone or bluestone cap

### **Phase 3: Serpentine Wall**

1. Lay off and build two 5’ tall, 4” thick serpentine walls with a 2’6” off set and with an outer radius of 4ft
2. Tool joints with a raked or weathered look

### **Phase 4: Cleaning/Sealing**

1. Power wash once set up (week after completion.)
2. Come back after 28 days after completion and seal.

### **Phase 5: Gate installation**

1. Install 5ft tall wooden gate, swinging inward toward the yard.

### **Materials List**

Mortar—Roanoke Straw #1706

Cushwa handmade brick #350 Virginia Range Blend

Limestone or bluestone Caps

The wall will span a distance of 25ft, from the corner of our home to the rear property line, where it will meet an existing rear/side yard fence. These endpoint brick piers would be set back 7.5 feet from the sidewalk, but the wall will be serpentine and extend toward the sidewalk to a distance of 2 feet set back from the sidewalk, with a gate at that 2ft setback point. The gate would have a 3ft wide opening, between 2 more brick piers. The wall will conceal our trash/recycling bins, and the gate will allow for access to the curb on collection days.

As part of staff review, I would request clarification of whether this site would be considered a front yard, side yard, or street side yard. I understand that the gate setback, and wall height will be affected by such determination.

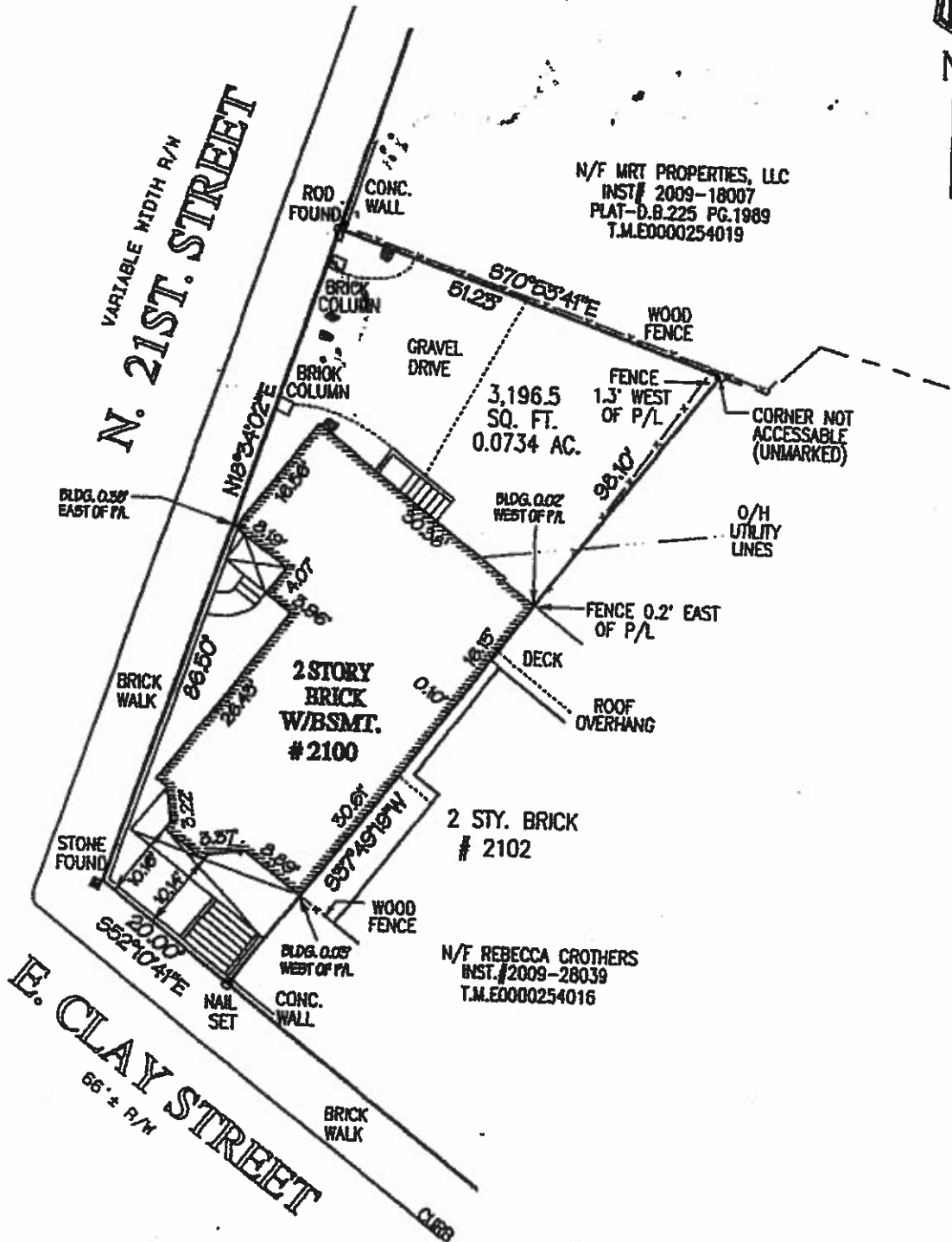
We hope that we can work with CAR staff toward a Certificate of Appropriateness. We do not believe that the wall is a conjectural feature. The design separates the wall from the two brick columns that currently stand on the property, in front of the proposed wall. Though these columns are not likely original structures, they have likely taken on a bit of their own historic significance and will remain free-standing features. The new wall will be differentiated from the original structure, and if it were ever removed, it would not in any way affect the form and integrity of the property. It will however, use materials that are complementary to the columns and to the original property.

For YouTube video tour of the project:

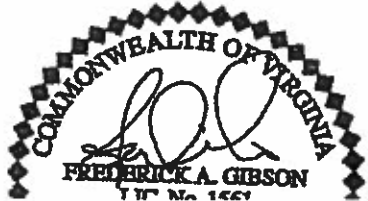
[https://www.youtube.com/edit?o=U&ar=1&video\\_id=Rck5IZWcHVM](https://www.youtube.com/edit?o=U&ar=1&video_id=Rck5IZWcHVM) (CAR presentation)

TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.  
 CURRENT OWNER(S): N/F PLAN B'S, LLC INST#120018848 (ALSO SEE D.B.145B PG.85)  
 PURCHASER(S): JAMES R. GALLION & ERIN ELIZABETH GALLION

PLAT IN D.B.22  
 PAGE 1989



(PHYSICAL SURVEY)  
**PLAT SHOWING IMPROVEMENTS ON #2100 E. CLAY STREET,  
 IN THE CITY OF RICHMOND, VIRGINIA**  
 SCALE: 1" = 20'

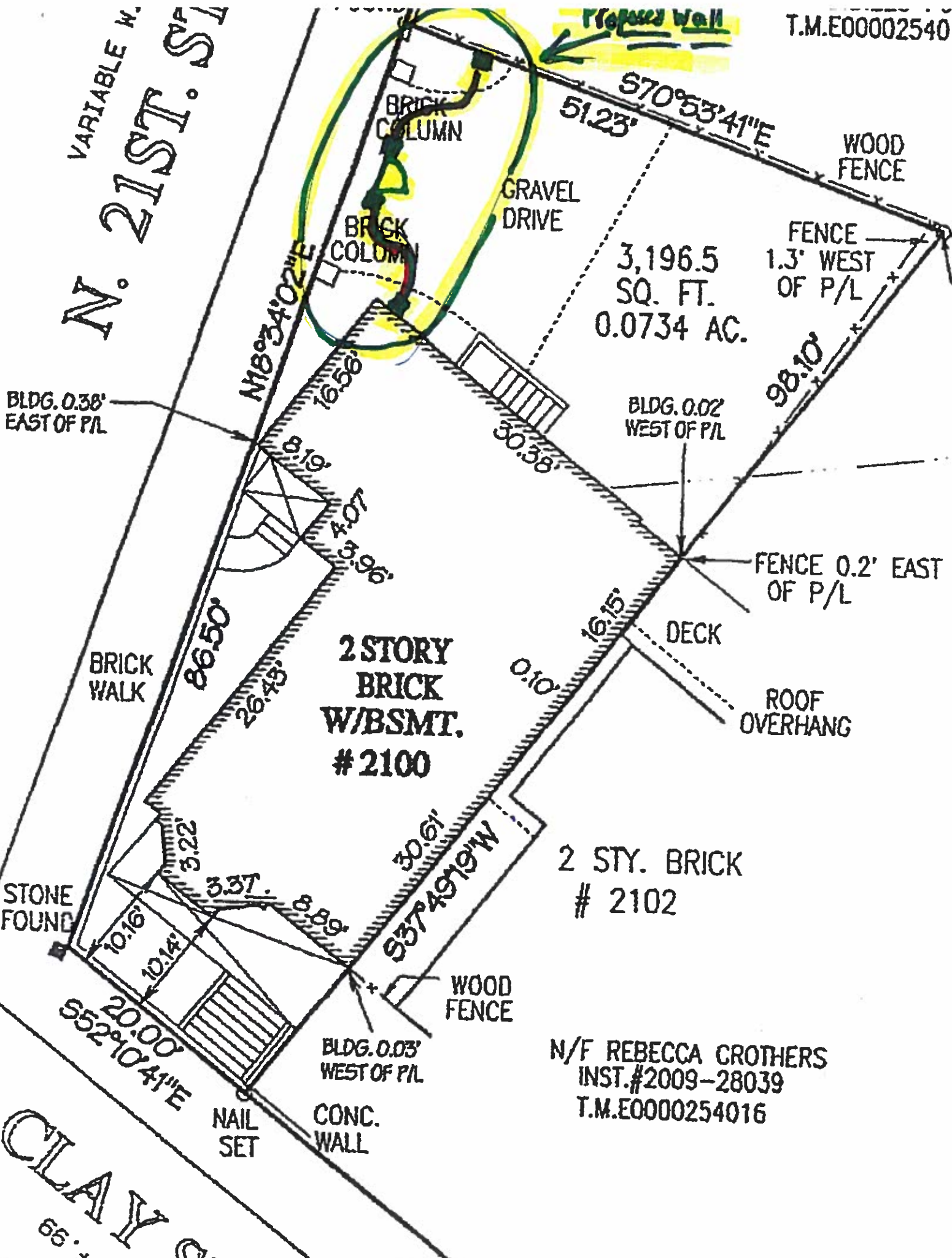


THIS IS TO CERTIFY THAT ON SEPTEMBER 24, 2014 I MADE A  
 FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE  
 ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM  
 SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.  
 THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT.  
 PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE.  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE  
 MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA SURVEYING BOARD.

T.M.E000025401

VARIABLE W.  
N. 21ST. ST.

Proposed Wall



3,196.5  
SQ. FT.  
0.0734 AC.

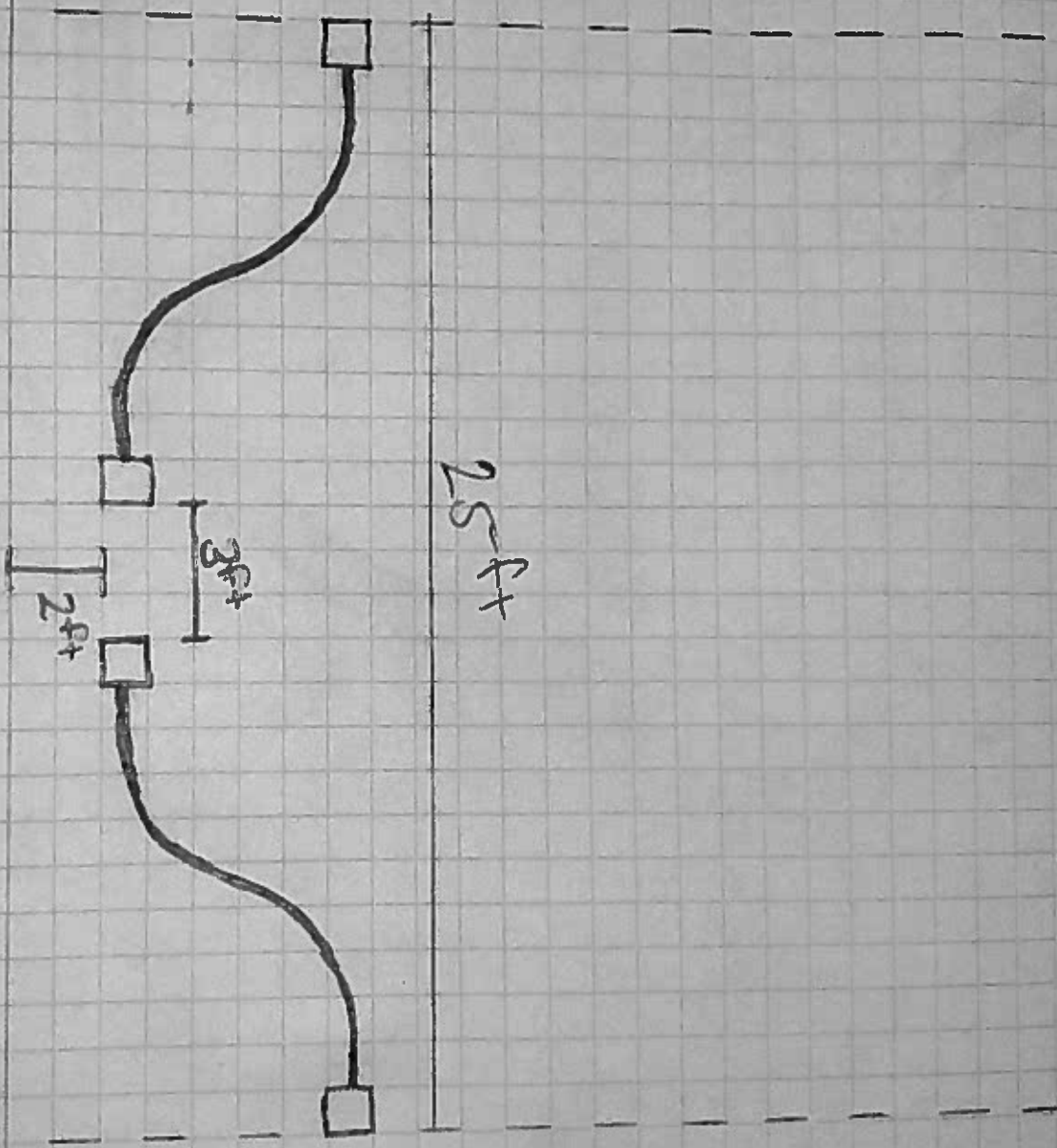
2 STORY  
BRICK  
W/BSMT.  
# 2100

2 STY. BRICK  
# 2102

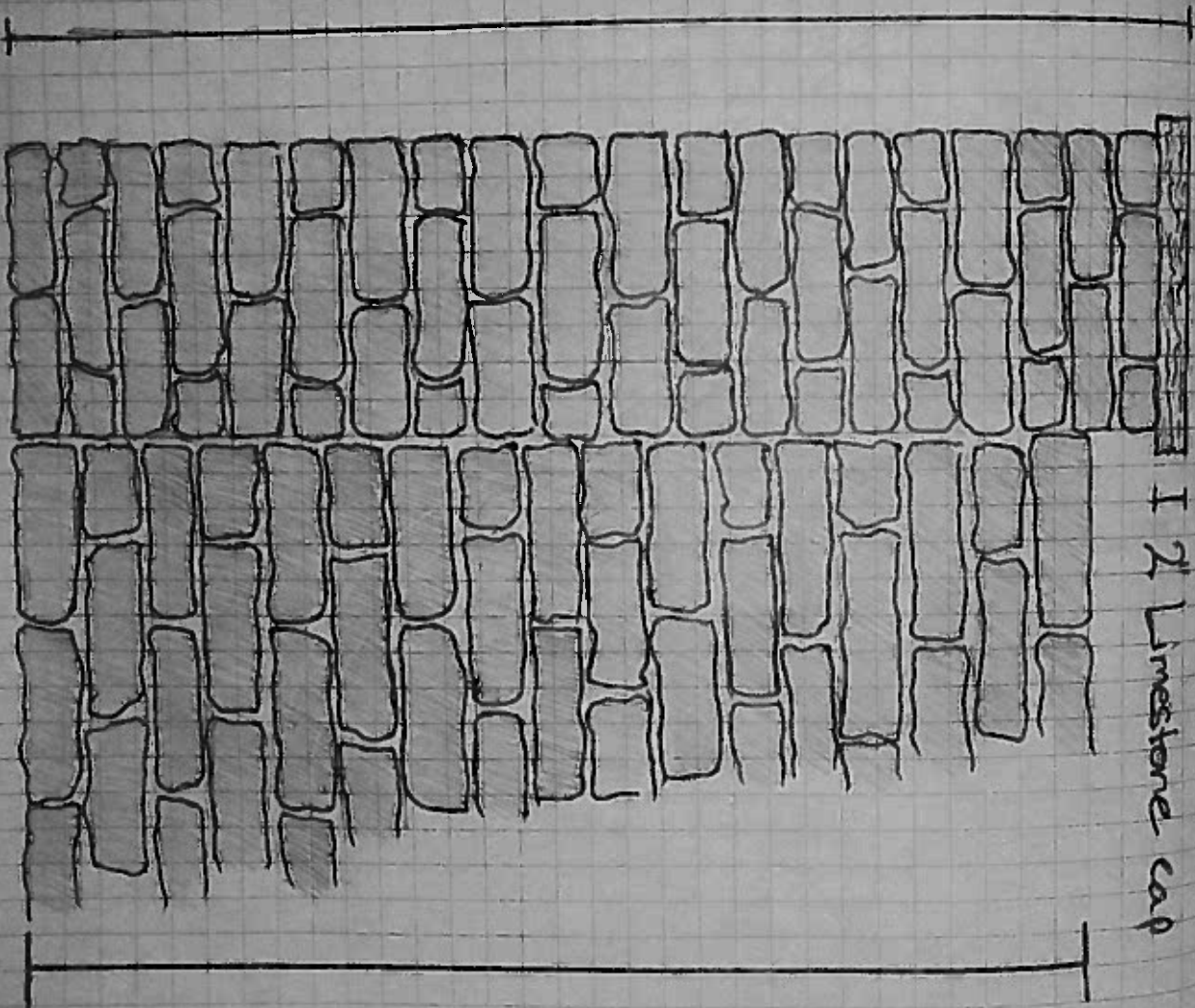
N/F REBECCA CROTHERS  
INST.#2009-28039  
T.M.E0000254016

CLAY  
66' ±

SideWalk



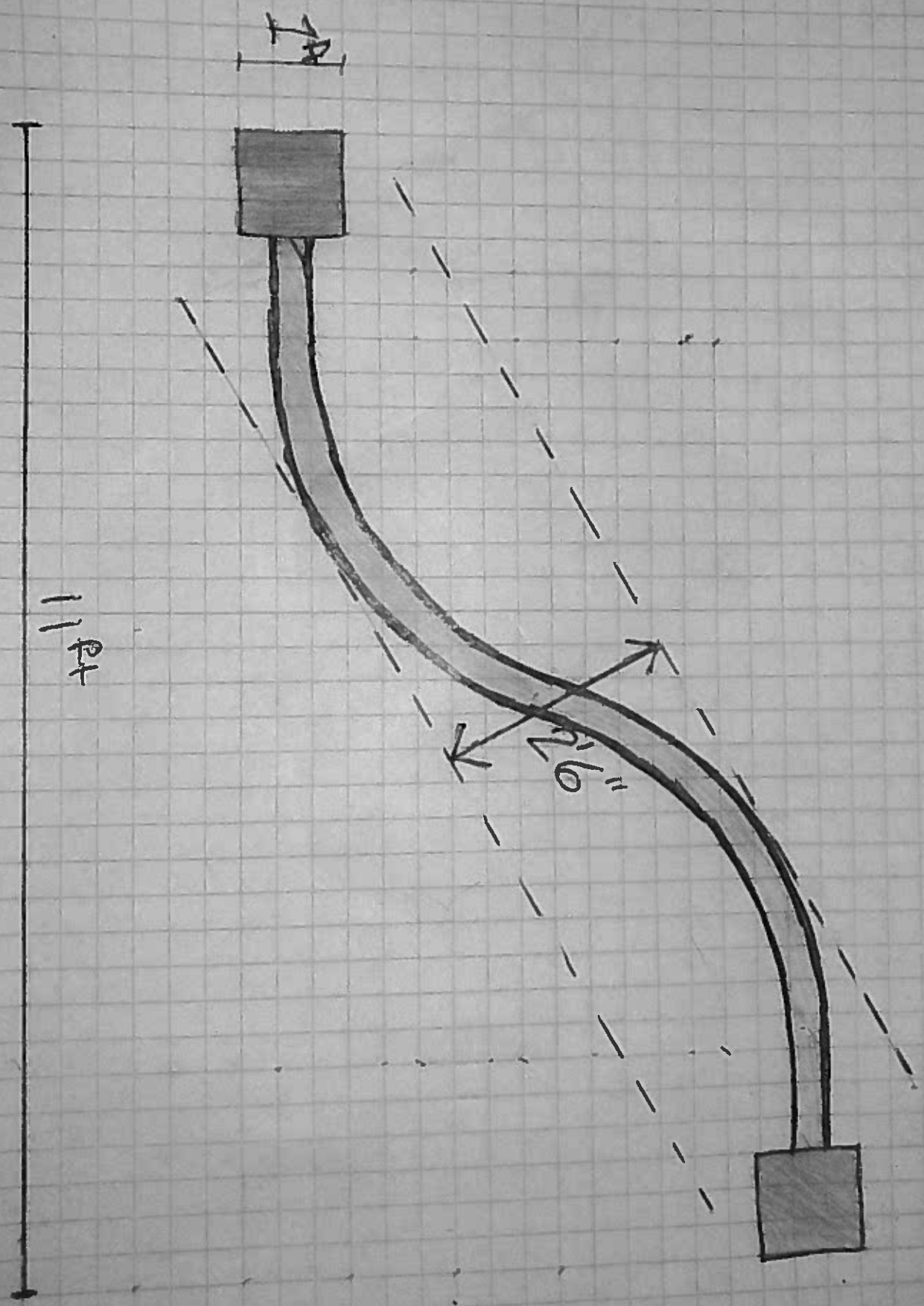
5'6"



1 2 Limestone cap

5 ft

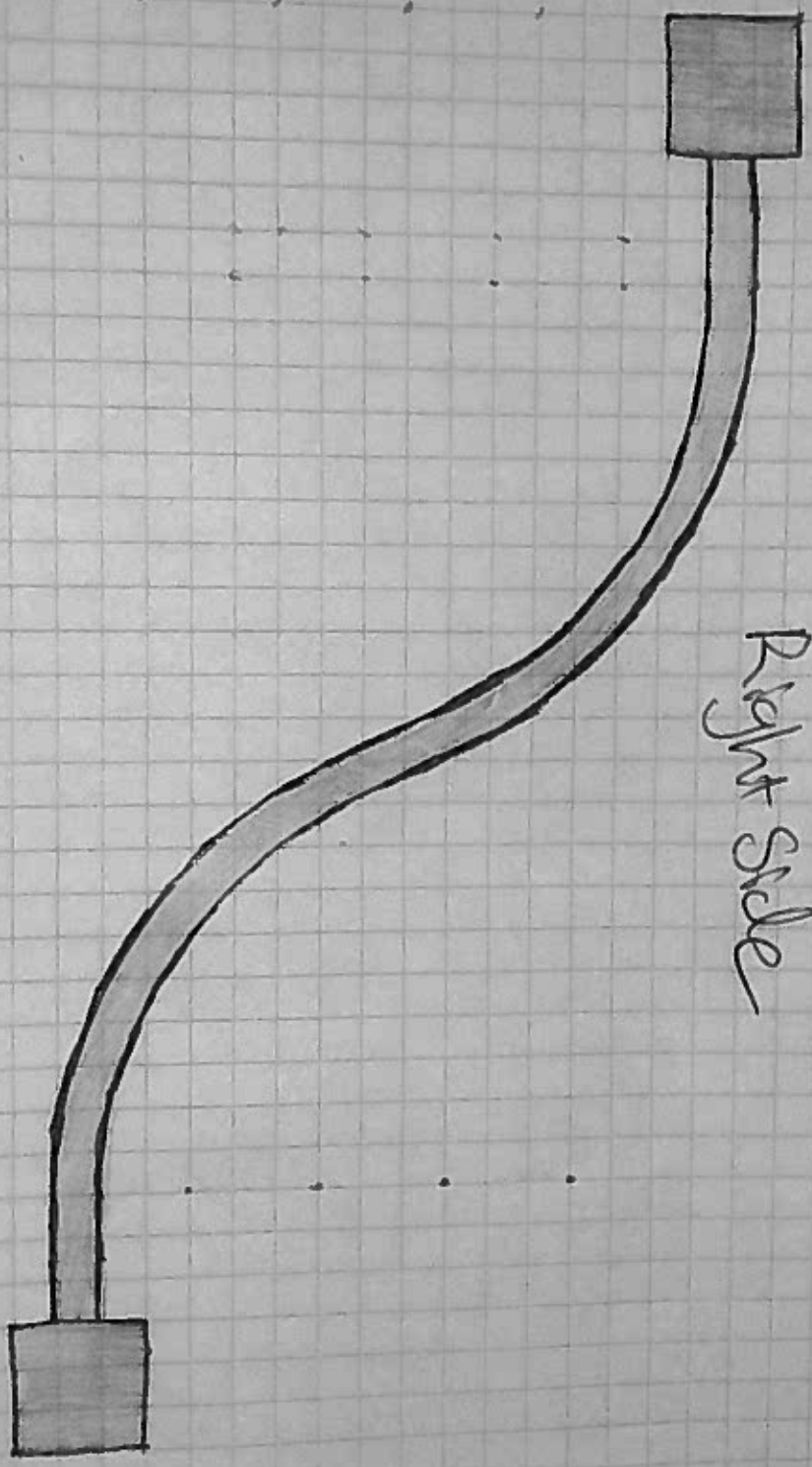
Right Side





Left Side  
to match

Right Side



Left

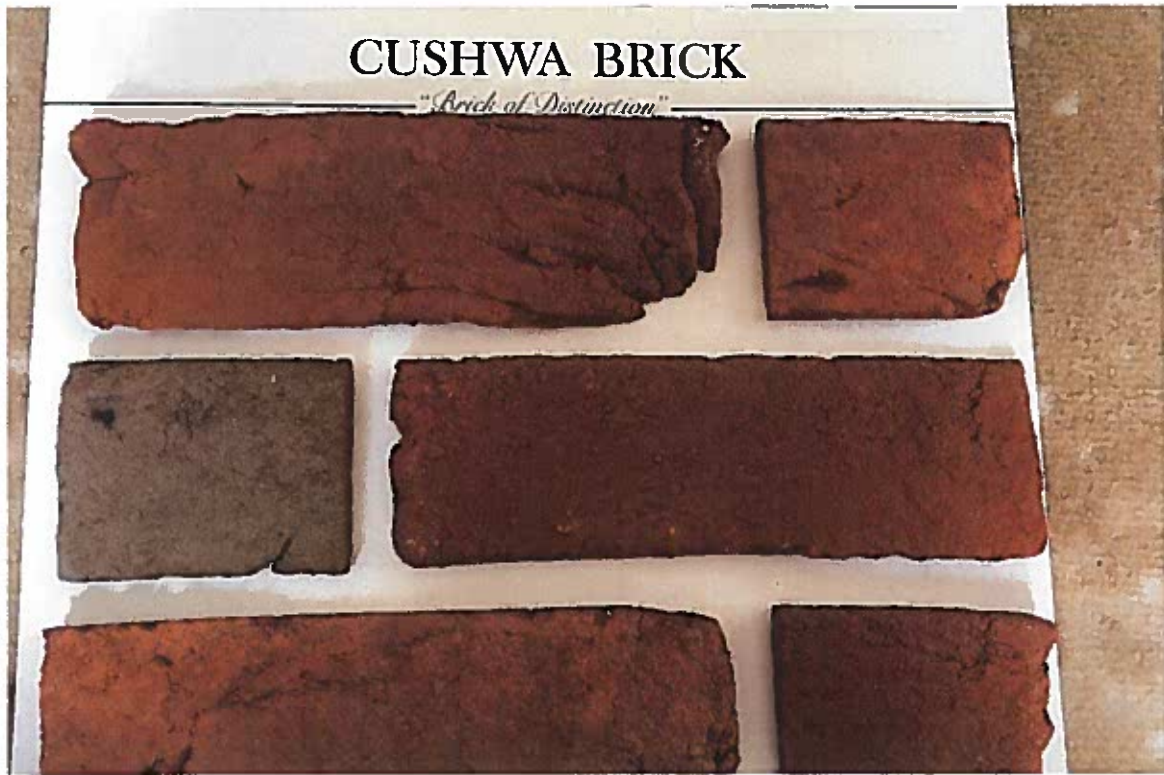
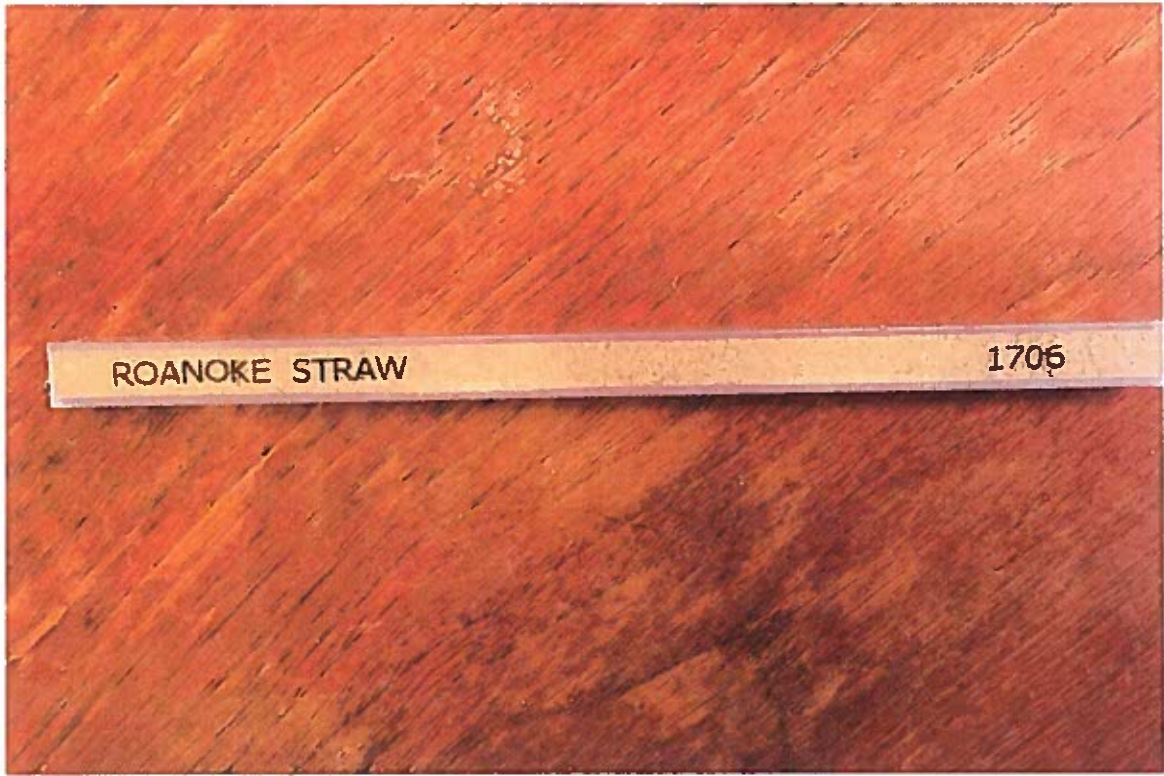




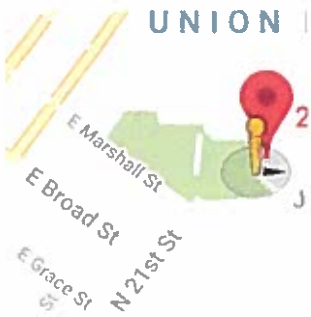
Image capture: May 2018 © 2018 Google

Richmond, Virginia

Google, Inc.

Street View - May 2018

↑  
 Busy, blind turn





Back/sideyard



2025 Venable - brick sideyard wall



Corner E. Broad and N. 29th Street  
Tall side yard brick & wood fence



