



**Property** (location of work)

Property Address: 2519 E. Grace Street Current Zoning: R-6  
Historic District: St. John's Church Historic District

Application is submitted for: (check one)

- Alteration  
 Demolition  
 New Construction

**Project Description** (attach additional sheets if needed):

See attached.

**Applicant/Contact Person:** Daniel and Abigail Leonard

Company: N/A

Mailing Address: 2519 E. Grace Street

City: Richmond State: VA Zip Code: 23223

Telephone: (785 ) 760-1341

Email: abigail.b.leonard@gmail.com

Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

**Property Owner:** Daniel and Abigail Leonard

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: 2519 E. Grace Street

City: Richmond State: VA Zip Code: 23223

Telephone: (785 ) 760-1341

Email: abigail.b.leonard@gmail.com

Billing Contact? Yes

**\*\*Owner must sign at the bottom of this page\*\***

**Acknowledgement of Responsibility**

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

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



Property Owner Signature: Abigail B Leonard Date: 9-25-23

## Project Description

This is a follow-up to the completed application (COA-112858-2022) as well as the new construction request for the site work presented at the August 2023 CAR meeting. As all main home and carriage house new construction and alterations have been addressed and approved by CAR – this application will focus on the site work that includes the new (a) pergola and (b) gates.

## Pergola

A black metal pergola (10L x 15W x 10H feet) was added to the plans (see landscape elevation document). The landscape elevation document illustrates how we expect to achieve privacy and compatibility to the existing 19<sup>th</sup> Century streetscape. The proposal is twofold: (1) screen in the backyard, and thus pergola, by fourteen dense emerald green arborvitae trees along the east side wall planted ~3.5 feet apart and (2) add a lattice structure with ivy to screen the pergola and pool from the South and West.

(1) Note the emerald green arborvitae trees mature to ~12-14 feet and have been purchased and are already 6-9 feet in height for planting within the coming weeks, ahead of the winter season. See landscape elevation document for placement and accompanying pictures to demonstrate how this proposal will completely enclose the pergola from street view. For orientation purposes, the level of the sidewalk outside the wall does not match the level of the yard on the inside of the wall, a ~6-foot tree on the inside of the wall will be ~10 feet above the sidewalk view depending on where you are along the wall, thus completely screening the pergola. Further note that the original grade of the backyard is now ~18 inches higher in the back of the property due to grading during the project which levelled the backyard. The yard was previously much higher than surrounding street and walkways. A black color and metal material for the pergola was chosen as a contemporary response to the black wrought iron fence in the front of the home as well as the black gas lamp bases that line both property lines (E. Grace and 26<sup>th</sup> Street); a metal material was chosen for maintenance purposes given the proximity to the pool and the exposure to weather. There are no additional features for the pergola to be added (e.g. no speakers, lighting, tv, slats etc). Following the feedback received from the August 2023 CAR meeting, we will be painting the interior white 'strip' and decommissioning the electric mechanism that allows the pergola to be lit at nighttime.

(2) Note the landscape elevation document does not reference the plans for the proposed lattice work. This is a new proposal following the August 2023 CAR meeting and is in direct response to address the concerns re: compatibility to the existing 19<sup>th</sup> Century streetscape. Similarly, to the proposal to screen in the east wall with trees, this proposal of lattice work with ivy achieves a harmonious street view and can be installed within the same timeline as the proposed trees. The proposed lattice work would be freestanding on the south and west side of the pergola approximately: three and two panels on the south and west side of the pergola, respectively. The panels would not be attached to the pergola but would be anchored in large flowerpots with concrete. The material proposed is wood (natural stain), and the design would be similar to image 6 below with ivy covering. If CAR would like to minimize the proposed lattice work design, we could create a much smaller lattice structure that would only screen the columns from view (whereby the screening would be three column-like lattice structures on the west, southwest, and southeast columns).

## Gates

The east gate (metal) was removed due to weight, broken hinges, lack of functionality, and unsightliness. The completed gates are in line with the 19<sup>th</sup> Century style of the neighborhood while of course being contemporary in nature and execution. Due to code compliance for pool regulations (gates must be self-latching and self-closing) the proposed gates (both on the east wall on 26<sup>th</sup> Street and the back of the property abutting the alleyway) were updated from the original CAR approval.

Finally, please note that we are no longer seeking tax credits and thus DHR has not opined on this portion of the project; all other work either completed or in progress as it relates to the rest of the home has been addressed and approved by CAR.

## Comments/concerns raised at August 2023 meeting

How does this proposal reflect and incorporate the concerns raised at the August 2023 CAR meeting?

### (a) Sightline

- i. We believe the proposal you have in front of you today addresses the concerns raised re: continuity with th 19<sup>th</sup> Century streetscape view (immediately and in the longer term).

### (b) Noise

- ii. While note a CAR concern, the proposed site work will buffer and mitigate the sound concerns called out by a neighbor.

### (c) Permanence

- iii. The impermanence of this structure is something we deliberately chose. We did this for many reasons, not limited to the following (i) it follows examples in the neighborhood of other stand-alone structures (pergolas, garden sheds, greenhouses, other structures) and (ii) any future stewards of the property could easily address and adjust the structure as desired.

### (d) Recommendations from August 2023 meeting – please see below with comments.

- iv. Screen with full/dense/mature trees – addressed in proposal.
- v. Remove lighting capability from the pergola – addressed in proposal.
- vi. Painting the interior white ‘strip’ frame of the pergola – addressed in proposal.
- vii. Address height of gates– not addressed as we believe the screening will achieve desired outcome.

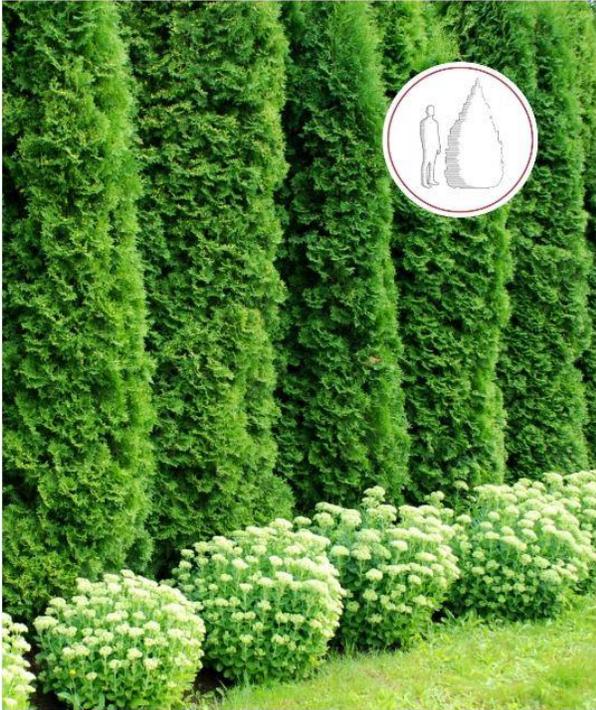
Images 1-3: view of pergola from E. 26<sup>th</sup> street looking south.



Image 4: view of pergola looking North and West from the East sidewalk of E. 26<sup>th</sup> Street



Images 5-6: The emerald green arborvitae is the proposed landscaping on the east wall. A privacy lattice screen with ivy on the South and West side of the pergola.



Images 7-20: Examples of other pergolas and/or auxiliary structures (permanent and impermeant) that are in/around the St. John's Historic District. All examples do not have (a) screening elements and (b) are all modern in design and distinct from the main 19<sup>th</sup> C home.















Image 21: Former gate on E 26<sup>th</sup> Street. Note this gate could not be modified to be self-closing or self-latching to meet code requirements.



Images 22-23: Completed gate on East 26<sup>th</sup> Street.



Images 24-25: Back gate in alley – view from East 26<sup>th</sup> Street looking north. Code compliant latch that cannot be viewed from the outside.





CONSULTANTS

PROJECT DETAILS

PROJECT NAME  
**LEONARD RESIDENCE**

CLIENT  
**DAN & ABIGAIL LEONARD**

ADDRESS  
**2519 E. GRACE ST.  
RICHMOND, VA**

CD PROJECT NUMBER  
**22068.00**

PROJECT IDENTIFIER

ISSUE DATE 09.16.22

#	DATE	DESCRIPTION

STAMP

**NOT FOR  
CONSTRUCTION**

STATUS  
**PRICING SET**

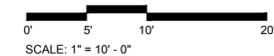
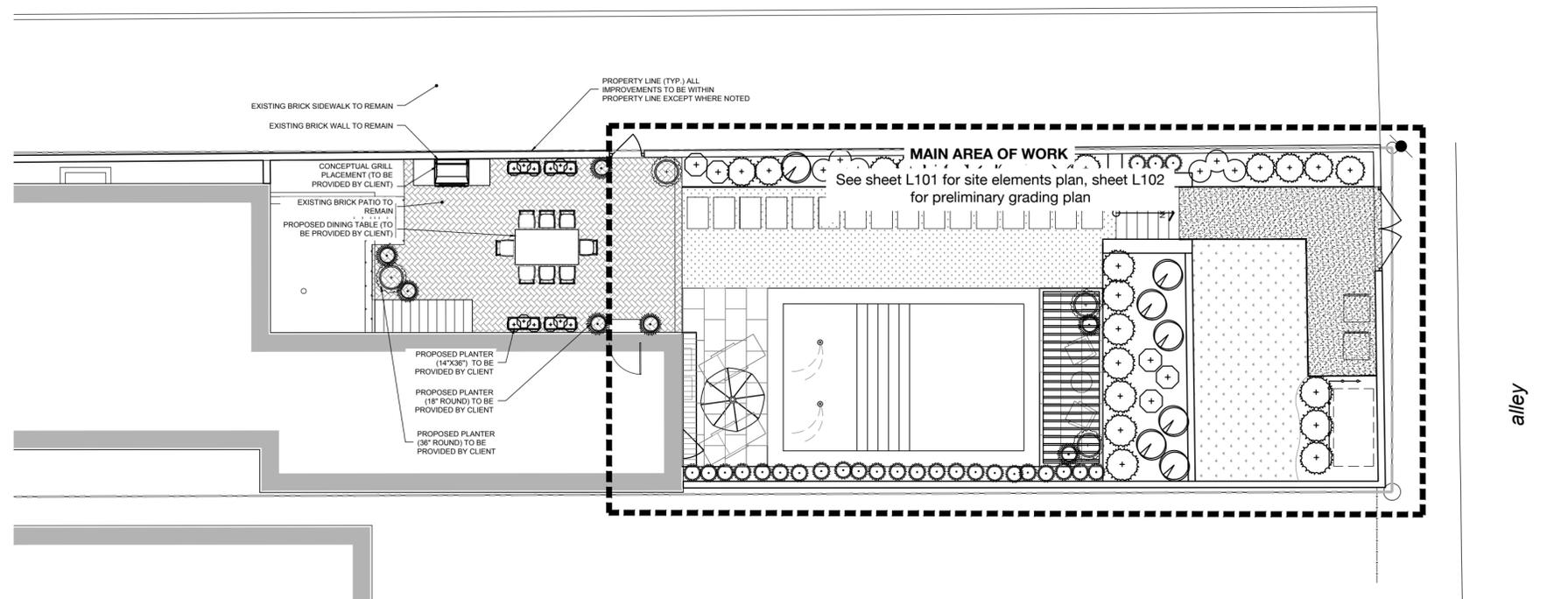
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**LGR**

SCALE  
**1" = 10'**

SHEET TITLE  
**LANDSCAPE KEY PAGE**

SHEET NUMBER  
**L100-P**

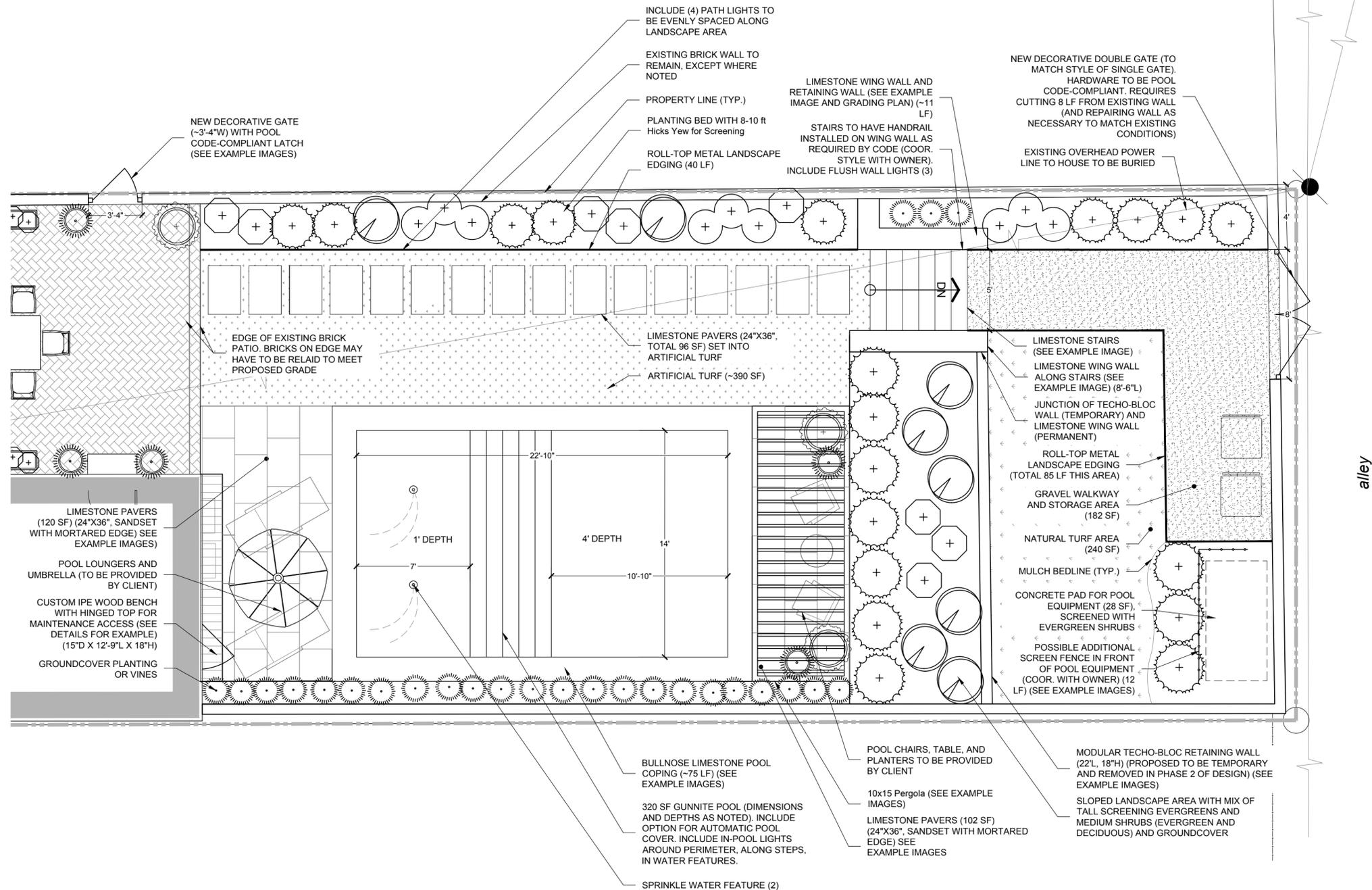
N. 26th Street



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N. 26th Street



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SHEET TITLE

**SITE ELEMENTS**

SHEET NUMBER

**L101-P**



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**DRAWING NOTES:**

+ (X.XX) Existing spot grade  
 + X.XX Proposed spot grade  
 +HP Proposed high point

TS Top of Stairs  
 BS Bottom of Stairs  
 TW Top of Wall  
 BW Bottom of Wall



**CITE DESIGN**

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 804.340.2849  
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**CONSULTANTS**

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 Richmond, VA 23223  
 804.499.9263  
 glaveandholmes.com

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SHEET TITLE

**PRELIMINARY GRADING**

SHEET NUMBER

**L102-P**

N. 26th Street

PROVIDE UNDERDRAIN FOR ARTIFICIAL TURF AREA. TO TIE INTO POOL DRAIN

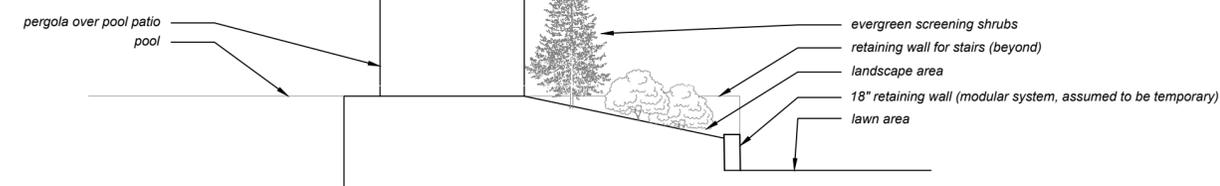
EXISTING GRADE TO BE RAISED TO BE FLUSH WITH EXISTING BRICK PATIO. EDGE OF EXISTING BRICK PATIO TO BE RELAID AS NECESSARY TO BE FLUSH (REMOVE STEP). EDGE OF BRICK HARDSCAPE TO ALIGN WITH CORNER OF HOUSE

HARDSCAPE AREA TO BE SLOPED FOR DRAINAGE AWAY FROM HOUSE AND AWAY FROM POOL. A 6"x6" BRASS YARD DRAIN TO BE INSTALLED IN CENTER. YARD DRAIN TO TIE INTO POOL DRAIN

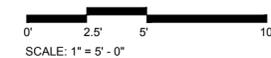
BASE OF BENCH TO EXTEND TO EXISTING GRADE AND RETAIN FILL UNDER HARDSCAPE AREA IN ORDER TO MAINTAIN ACCESS TO UTILITIES AND CRAWLSPACE

SEE SECTION FOR CONCEPTUAL SLOPE GRADING

HARDSCAPE AREA TO BE SLOPED FOR DRAINAGE AWAY FROM EDGE OF HARDSCAPE (FUTURE GARAGE) AND AWAY FROM POOL. A 6"x6" BRASS YARD DRAIN TO BE INSTALLED IN CENTER. YARD DRAIN TO TIE INTO POOL DRAIN



**SECTION FROM POOL TO LOWER LAWN**



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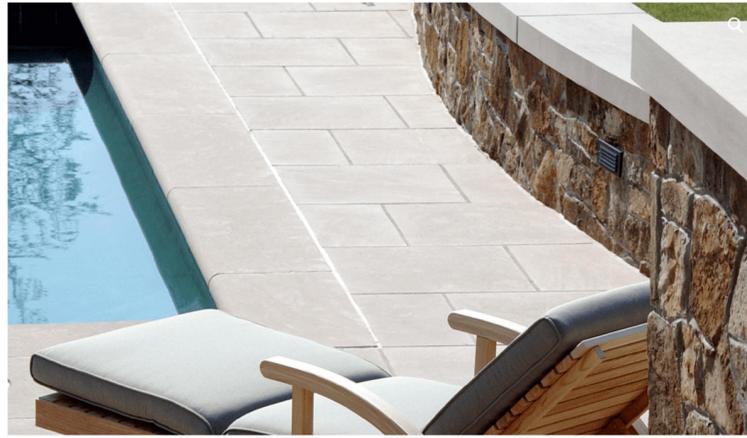
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SCALE  
**(SEE DETAILS)**

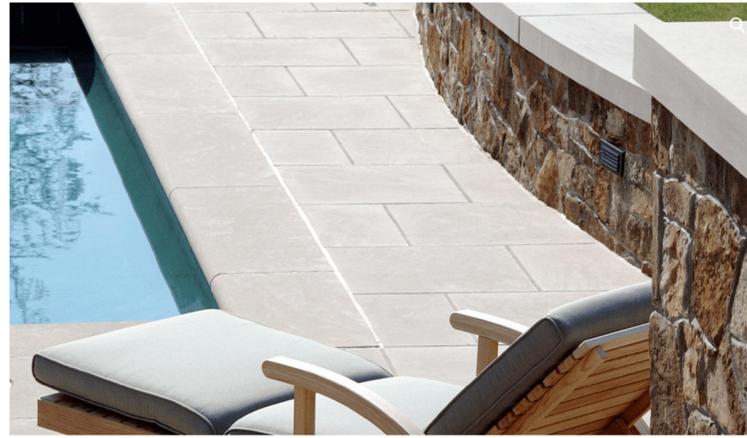
SHEET TITLE  
**EXAMPLE IMAGES**

SHEET NUMBER  
**L200-P**



LIMESTONE PAVERS (24"x36"x1.5")  
POSSIBLE SOURCE: INDIANA LIMESTONE FULL COLOR BLEND  
(SHADE & WISE)

**1** LIMESTONE PAVING



LIMESTONE POOL COPING (BULL-NOSE) (13"x48"x2.25")  
POSSIBLE SOURCE: INDIANA LIMESTONE FULL COLOR BLEND  
(SHADE & WISE)

**2** LIMESTONE POOL COPING



LIMESTONE STAIR TREADS (12"x72"x2") (STRAIGHT EDGE)  
POSSIBLE SOURCE: INDIANA LIMESTONE FULL COLOR BLEND  
(SHADE & WISE)

**3** LIMESTONE STAIRS



LIMESTONE WALL BLOCK (6"H) WITH LIMESTONE CAP (SMOOTH EDGE FINISH)  
POSSIBLE SOURCE: INDIANA LIMESTONE FULL COLOR BLEND  
(SHADE & WISE)

**4** LIMESTONE WALL



CONSULTANTS



CUSTOM IPE BENCH (SEE PLAN FOR DIMENSIONS)  
TO HAVE HINGED TOP (ABOVE, RIGHT) TO ALLOW FOR  
ACCESS BELOW

1 IPE MAINTENANCE BENCH



WOODEN SINGLE GATE (WITH POOL CODE-COMPLIANT  
HARDWARE). (SEE PLAN FOR DIMENSIONS)

NOTE: PEDESTRIAN POOL GATES MUST BE SELF-CLOSING,  
MUST OPEN OUTWARDS FROM THE POOL, AND MUST HAVE A  
SELF-LATCHING/LOCKING DEVICE

3 SINGLE POOL GATE



WOODEN DOUBLE GATE (WITH POOL CODE-COMPLIANT  
HARDWARE). (SEE PLAN FOR DIMENSIONS)

NOTE: PEDESTRIAN POOL GATES MUST BE SELF-CLOSING,  
MUST OPEN OUTWARDS FROM THE POOL, AND MUST HAVE A  
SELF-LATCHING/LOCKING DEVICE

3 DOUBLE POOL GATE

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**(SEE DETAILS)**

SHEET TITLE

**EXAMPLE IMAGES**

SHEET NUMBER

**L201-P**