



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

Commission of Architectural Review  
Certificate of Appropriateness Application  
900 E. Broad Street, Room 510  
Richmond, VA 23219  
804-646-6569

**Property** (location of work)Property Address: 3304-3306 E Marshall StreetCurrent Zoning: UB-PE6Historic District: Chimborazo Park Old and Historic

Application is submitted for: (check one)

- Alteration  
 Demolition  
 New Construction

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

Project approved per COA-098251-2021 to retain and incorporate two existing 1-story commercial storefronts. These were demolished per assessment at the start of construction that they could not safely be retained. This application seeks approval for reconstruction of both facades with changes previously approved.

Applicant/Contact Person: Matt Jarreau/Casey WhiteCompany: C&M PropertiesMailing Address: 114 N 3rd StCity: RichmondState: VAZip Code: 23219Telephone: 804 306-9019Email: matt@georgerva.com, casey@kiwidevelopmentva.comBilling Contact? Yes Applicant Type (owner, architect, etc.): OwnerProperty Owner: //same as above//

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

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Billing Contact? \_\_\_\_\_

**\*\*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.

AuthentSign  
*Casey White*

Property Owner Signature: \_\_\_\_\_

Date: 9-7-2023



808 Holly Springs Ave  
Richmond, Virginia 23224  
Phone (804) 232-9080  
Fax (804) 232-9081  
[www.scaffoldingsolutions.com](http://www.scaffoldingsolutions.com)

August 24, 2023

Dear C&M Properties Richmond LLC -

As you are aware, we have engineered and mobilized to install the attached shoring design in order to save the front facades located at 3304 & 3306 E. Marshall St.

However, after preparing to install the shoring we discovered on site the front elevation is not CMU on either building. On both buildings it is a mix of wood and metal studs from various changes over the years, and will not be sufficient to fasten to and save the front elevation, or the (3) 6' existing masonry wing walls without major risk of collapse.

Photos are also attached showing existing conditions and lack of existing masonry as originally assumed.

Please call with any questions.

Thank you for the opportunity to provide you shoring for this project. Contact me if you have further questions.

Sincerely,

*Danny Dunbar*

Danny Dunbar  
Project Manager  
804-232-9080 office  
804-232-9081 fax  
804-662-0302 cell  
[danny.dunbar@scaffoldingsolutions.com](mailto:danny.dunbar@scaffoldingsolutions.com)



3304 and 3306 E Marshall St commercial fronts prior to demolition

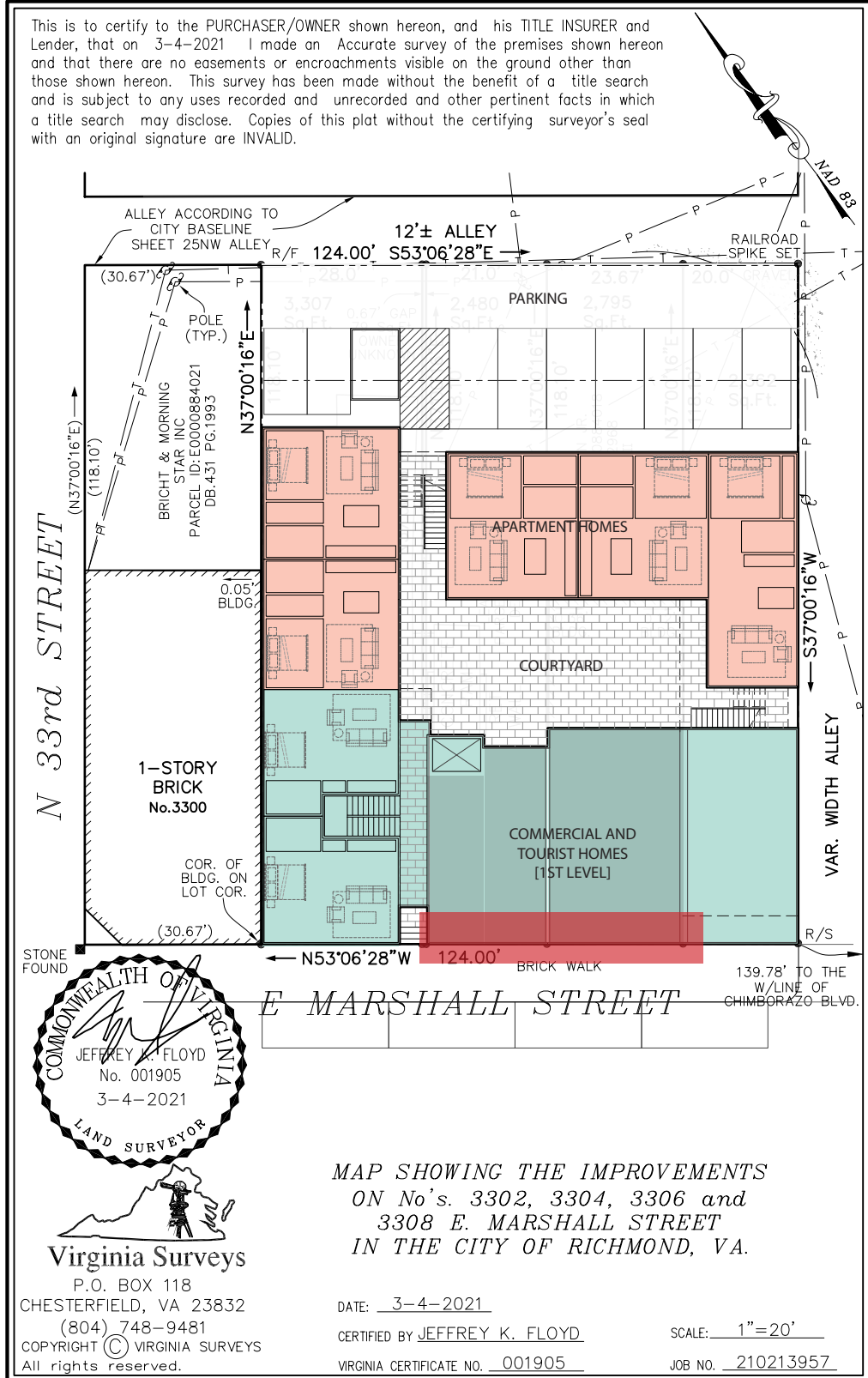
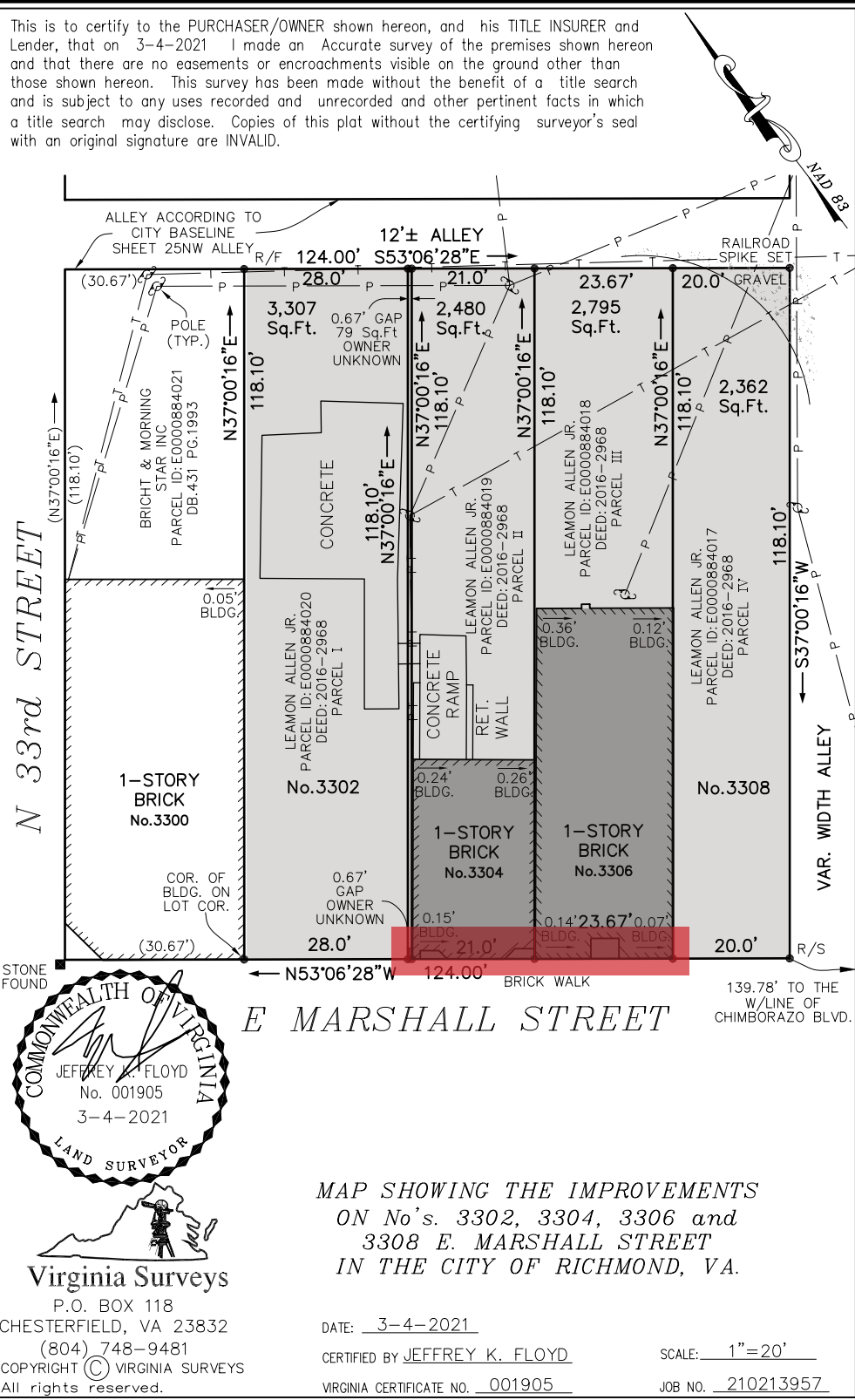
## 3304-3306 E MARSHALL STREET

MIXED-USE COMMERCIAL/  
RESIDENTIAL DEVELOPMENT  
Richmond, VA 23223  
CHIMBORAZO PARK OLD AND HISTORIC DISTRICT

*Project is proceeding per COA-098251-2021 dated Sept 29, 2021 and comprising the addresses 3302-3308 E Marshall St. This application with updated drawings and information explains reconstruction of two 1-story commercial storefront facades at 3304 and 3306 E Marshall St following their demolition based on unsafe conditions related to their preservation discovered at the outset of construction activities.*

### Contents

Page 1	Original E Marshall St Facades
Page 2	Site Plan for Context of Reconstruction
Page 3	Comparison of Original and Reconstructed Facades
Page 4	3304 Reconstruction Plan, Elevation, and Section
Page 5	3306 Reconstruction Plan, Elevation, and Section
Page 6	2704-2708 E Marshall St, Example for structure at 3304
Page 7	3118 E Marshall St, Example for structure at 3306
Page 8	Information on Proposed Metal Roofing Material for 3304
Page 9-10	Pages from COA-Conditionally Approved design package showing reconstructed storefronts in project context



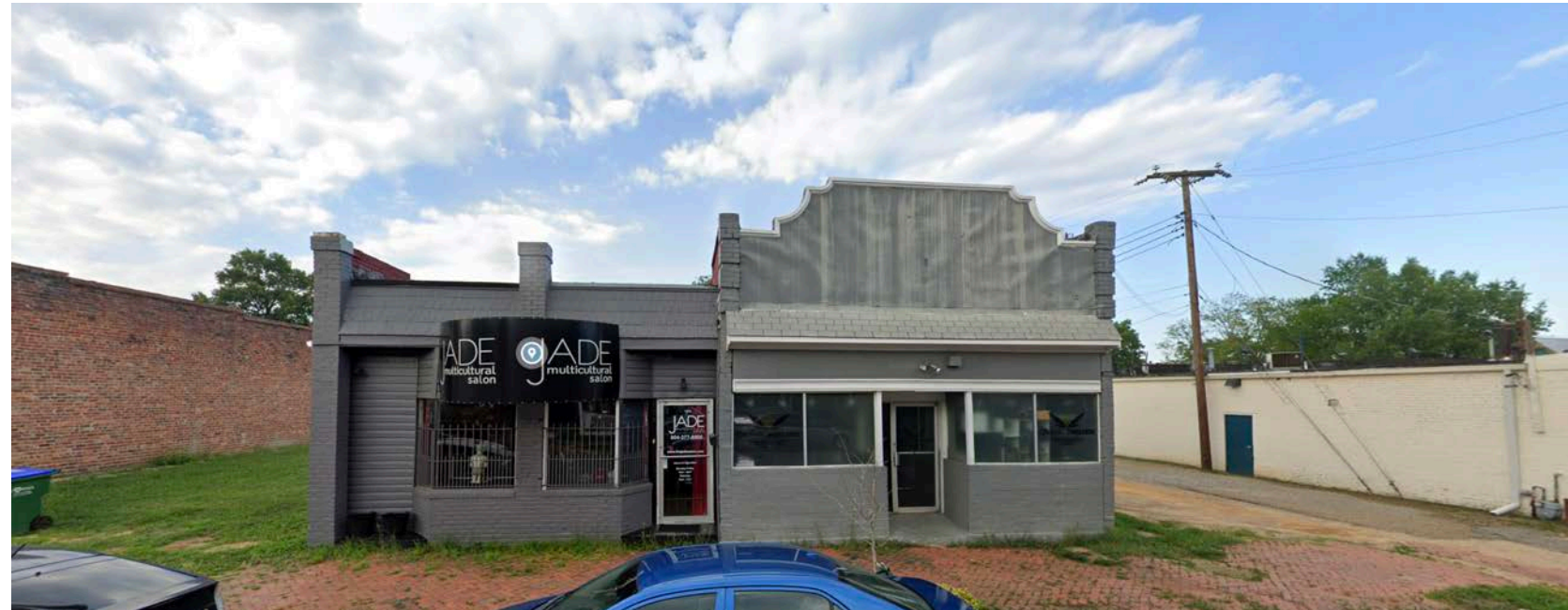
SITE - EXISTING CONDITIONS

SURVEY - PROPOSED BUILDING ADDITIONS AND SITE DEVELOPMENT -  
Highlighted area indicates location of facade reconstruction

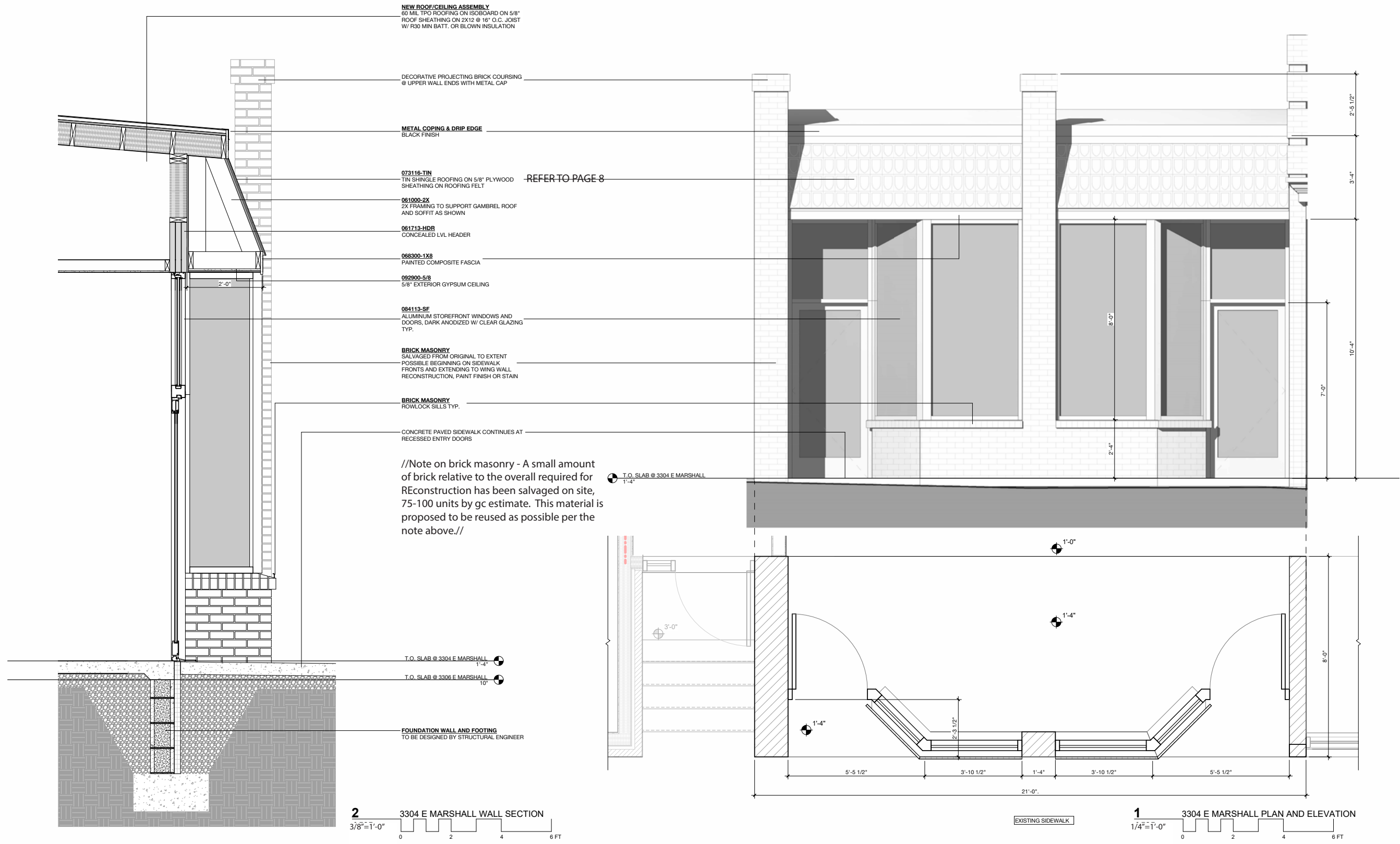
PROJECT DESCRIPTION

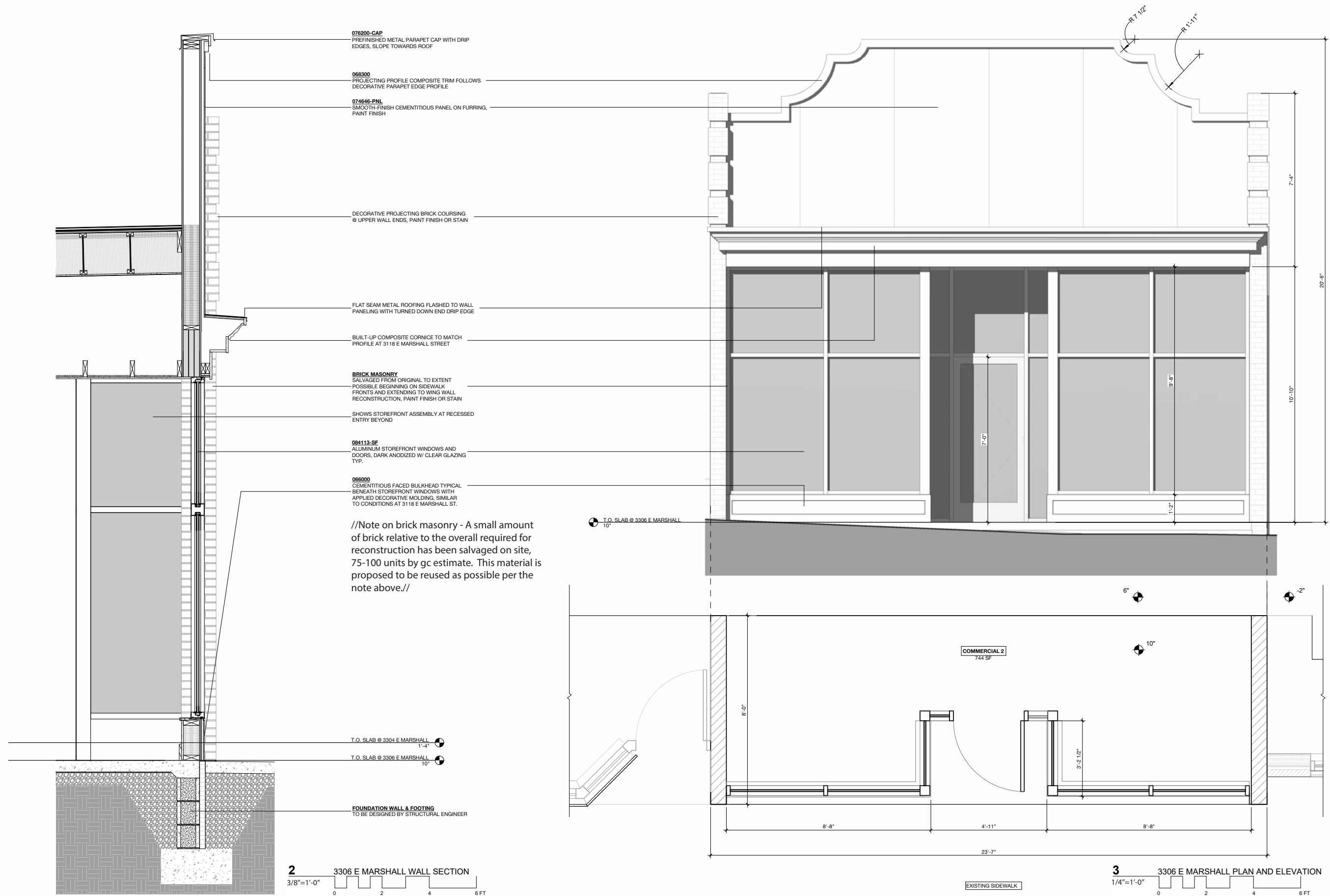
This project received a Certificate of Appropriateness for the design outlined in COA-098251-2021, which intended to retain and incorporate two existing 1-story commercial facades and brick walls extending into the site 6' to 8', with the remainder of the buildings to be demolished and reconstructed in the context of adjacent new structures. Under advice by the shoring subcontractor that the existing facades could not safely be shored for the duration of construction activities, the buildings were demolished entirely. The intent of this application seeks permission to reconstruct the original facades and wing walls, with alterations only as previously approved and that are in effort to remove non-historic materials and restore the commercial fronts. Utilizing measurements taken during design and documentation, photographs, and matching extant structures on E Marshall St, the following details attempt to recreate the commercial fronts' character, materials, and dimensions.





COMPARISON VIEWS OF 3302 AND 3306 E MARSHALL FACADES,  
Photograph of Original Structures above drawn reconstruction in E Marshall St project context







2704-2708 E MARSHALL ST,  
Photograph of Commercial Fronts matching 3304 E Marshall St





3118 E MARSHALL ST,  
Photograph of Commercial Front matching 3306 E Marshall St

## ENDURING PROTECTION FOR YOUR ROOF

Victorian Shingle is a historic metal shingle inspired by 1800s Victorian era stamped and embossed designs. Victorian is water shedding with a hidden fastened design and provided in a traditional Galvalume mill finish.



## Design & Size

We provide Victorian Shingle in 1/2 SQ boxes (50 square feet). Each box contains 69 shingles. Each shingle is 14" high by 9.5" wide and covers 12.25" high x 8.5" wide once installed.

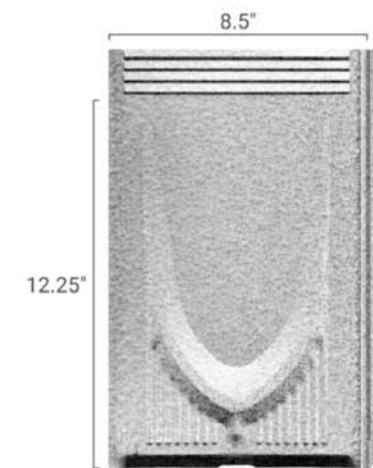


SIZE  
Actual: 14" high by 9.5" wide  
Coverage: 12.25" high by 8.5" wide



GAUGE & WEIGHT  
26 Gauge - 1.0 lb / Sq Ft

### Horseshoe Stamp



3400 E MARSHALL ST,  
Proposed Metal Shingle for Mansard reconstruction - sourced at Best Buy Metals, bestbuymetals.com  
Paint finish



**3302 - New**  
 The building proposes recreation of a two-story mass previously situated at this address. This part of the structure's character is largely derived from the existing two-story residential above commercial structure on the corner of the opposite side of the street, similarly formed in unpainted brick. Essential elements are the first level large storefront window above wood paneled knee-wall and capped with decorative cornice and second level double hung windows. The brick wall of this section is held +4' from the east wall of the adjacent existing one-story building at 3304 and in this gap, a recessed vertical slot of glass creates entry to the residential areas from E Marshall St while visually separating the two-story section from it's neighbor.

**3304 - Existing**  
 This one-story commercial front can be found in numerous locations throughout the North Church Hill District and is characterized by brick masonry piers, a central one of which symmetrically bisects the front into two equal storefronts featuring recessed entry doors on left and right and storefront window above brick knee wall. The storefront area is capped by a false mansard roof clad in metal shingles. All materials have been painted uniformly and are in poor condition. It's proposed to remove signage and, significantly, non-historic materials inserted into storefront window and door openings. New storefront window and door systems are proposed to be installed to the full extent of the original larger openings, retaining masonry knee-walls, inset doors, and header elements. The false mansard is proposed to be reclad in standing seam metal roofing. Please refer to the description below pertaining to project optional roof deck requested to be constructed above and the adjacent structure.

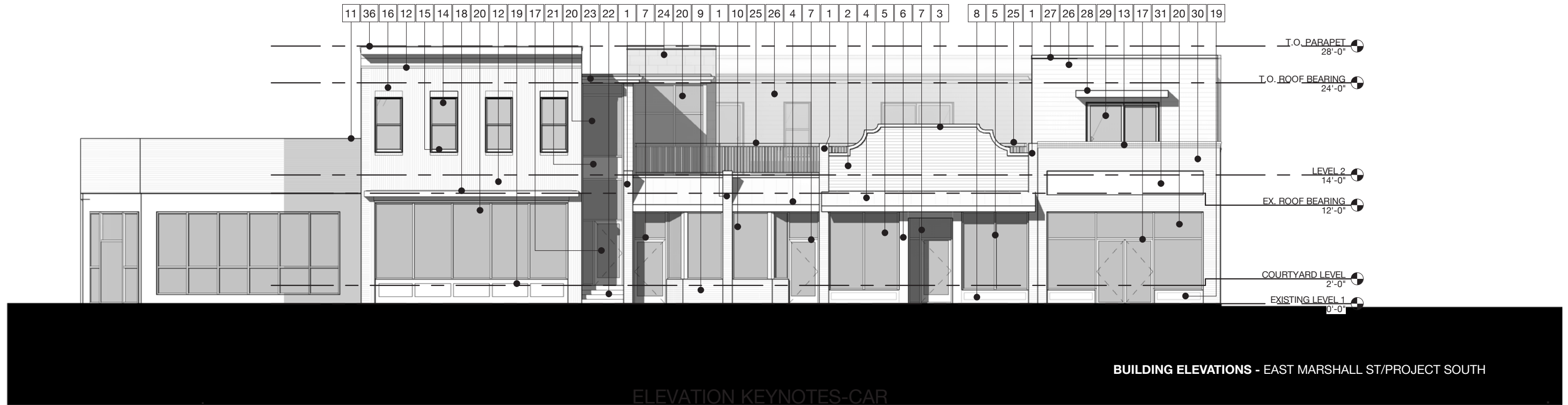
**3306 - Existing**  
 This one-story commercial front, also repeated throughout the historic district, is characterized by recessed central entry door and within it's large storefront opening beneath a uniquely shaped upper parapet. Storefront panels flanking the central entry currently have brick knee walls to approximately 42" in height. This material appears to be non-original to the structure. The storefront is capped by a false roof canopy currently clad in asphalt shingles. It is proposed to remove the storefront and brick knee walls restoring a low masonry curb at the window's base and to install new storefront windows and door. The false roof canopy is proposed to be restored and to have standing seam metal roofing applied. The upper decorative parapet is proposed to have non-historic metal cladding removed and materials beneath repaired and repainted. Please refer to the description below pertaining to project optional roof deck requested to be constructed above and the adjacent structure.

**3308 - New**  
 The vacant parcel on the eastern most property, bordering the alley, is proposed to continue the language of the adjacent one-story commercial buildings while providing a second story residence set. The first story is proposed to be clad in brick and painted to blend with the adjacent structures while providing a similar, large storefront window and door opening into expanded commercial space within. The front parapet is proposed to continue brick to the upper metal coping and to have a large recessed sign panel. The second floor is intended to be secondary in nature and is therefore setback from the street wall approximately 5' and clad in painted cementitious siding. This material language, including clad double-hung, fixed, and awning type windows is proposed to extend to the remainder of the structure on the rear-east, north and courtyard elevations.

**Project Optional Roof Deck -**  
 As shown in drawings and description, the project proposes a roof deck constructed above the existing single-story commercial buildings and accessed via two of the project's stairs that are included regardless and an elevator that would be constructed only should the roof deck be approved and constructed. As conceived, this element would be available to either or both the building's commercial business[es] and residents. The front edge of the deck would require metal rails, shown as painted pickets, set a minimum of 5' behind the street wall and partially obscured but the 3306 structure's existing parapet.

**VIEW - E MARSHALL ST FRONT AND MATERIALS SUMMARY**





**BUILDING ELEVATIONS - EAST MARSHALL ST/PROJECT SOUTH**

**ELEVATION KEYNOTES-CAR**



Page from Conditionally Approved COA design package  
Showing proposed reconstructed storefronts in project context

#	DESCRIPTION
1	EXISTING BRICK WALL TO REMAIN AND BE REPAIRED AS NECESSARY, INCLUDING REPOINTING AND REPAINTING.
2	EXISTING METAL SIDING TO BE REMOVED AND WOOD SIDING BENEATH TO BE REPAIRED OR REINSTALLED.
3	EXISTING PARAPET CORNICE TRIM TO REMAIN AND BE REPAIRED AND REPAINTED.
4	EXISTING FRAMED AWNING TO REMAIN AND BE REPAIRED AS NECESSARY. SHINGLES TO BE REMOVED AND NEW METAL STANDING SEAM ROOF TO BE INSTALLED.
5	EXISTING NON-HISTORIC WINDOWS AND BRICK WALL TO BE DEMOLISHED AND NEW ALUMINUM STOREFRONT TO BE INSTALLED.
6	PAINTED COMPOSITE CORNER POST AT ENTRY VESTIBULE.
7	EXISTING NON-HISTORIC DOOR AND WALL IN RECESSED ENTRY VESTIBULE TO BE REMOVED AND NEW ALUMINUM STOREFRONT DOOR ASSEMBLY TO BE INSTALLED.
8	EXISTING NON-HISTORIC BRICK BULKHEAD TO BE DEMOLISHED. NEW PAINTED COMPOSITE BULKHEAD BELOW STOREFRONT.
9	EXISTING BRICK BULKHEAD TO REMAIN AND BE REPAIRED AS NECESSARY FOR CONTINUED USE.
10	EXISTING WINDOWS, SIDING, SECURITY RAILING AND SIGN TO BE REMOVED AND NEW PREFINISHED ALUMINUM STOREFRONT TO BE INSTALLED FOR FULL EXTENTS OF HISTORIC STOREFRONT OPENING.
11	EXISTING BUILDING ON ADJACENT PROPERTY [SEPARATE OWNER]
12	RUNNING BOND BRICK, COLOR TO BE DETERMINED.
13	PROJECTING BRICK ROWLOCK CORNICE, COLOR TO MATCH ADJACENT BRICK WALL.
14	PREFINISHED CLAD 1/1 DOUBLE HUNG WINDOW.
15	BRICK ROWLOCK SILL COURSE AT WINDOW.
16	BRICK SOLDIER HEADER COURSE AT WINDOW.
17	PREFINISHED ALUMINUM STOREFRONT FULL-LITE DOOR
18	PAINTED COMPOSITE CORNICE AT STOREFRONT HEADER.
19	PAINTED COMPOSITE BULKHEAD BELOW STOREFRONT.
20	PREFINISHED ALUMINUM STOREFRONT ASSEMBLY
21	OPAQUE SPANDREL PANEL IN STOREFRONT AT FLOOR LEVEL.
22	POURED-IN-PLACE CONCRETE STEPS OFF MARSHALL STREET SIDEWALK.
23	PREFINISHED METAL GUTTER ON PAINTED COMPOSITE FASCIA.
24	PREFINISHED METAL SIDING ON ELEVATOR ENCLOSURE
25	PREFINISHED METAL GUARDRAIL AT ROOF DECK
26	PREFINISHED OR PAINTED FIBER CEMENT LAP SIDING, COLOR TBD
27	PREFINISHED METAL PARAPET COPING, COLOR TO BE COORDINATED WITH SIDING COLOR.
28	CANTILEVERED FRAMED AWNING, PREFINISHED COMPOSITE FASCIA WITH METAL DRIP EDGE, FLAT MEMBRANE ROOF.
29	PREFINISHED CLAD SLIDING DOOR
30	RUNNING BOND BRICK, COLOR 2 TO BE COORDINATED WITH EXISTING ADJACENT PAINTED BRICK.
31	RECESSED SIGN BOARD, PAINT FINISH
32	6' TALL WOOD TRASH ENCLOSURE
33	METAL GATE AND GUARDRAIL AT COURTYARD ENTRY, PAINT FINISH, COLOR TO BE DETERMINED
34	PREFINISHED CLAD AWNING WINDOW
35	CONCRETE PAN STAIRS WITH PAINTED METAL STRINGERS AND GUARDRAILS
36	PAINTED COMPOSITE CORNICE AT T.O. PARAPET WALL