



Property (location of work)

Property Address: 2607, 2609, & 2611 E Marshall Street Current Zoning: R-8
Historic District: Church Hill North

Application is submitted for: (check one)

- Alteration
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

New construction of three single-family dwellings configured as two attached and one detached and two accessory buildings

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140

Email: will@bakerdevelopmentresources.com

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

Property Owner: K C ENTERPRISES OF VA LLC

If Business Entity, name and title of authorized signee:

Mailing Address: 21119 BAILEYS GROVE DR

City: S CHESTERFIELD State: VA Zip Code: 23803

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.

Property Owner Signature: Kc Date: 10/24/24
Keith Carter (Oct 24, 2024 14:50 EDT)



October 24th, 2024

City of Richmond Department of Planning and Development Review
Commission of Architectural Review
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Commission of Architectural Review: 2607, 2609, & 2611 E Marshall Street (E000-0437/004, /005, /006)

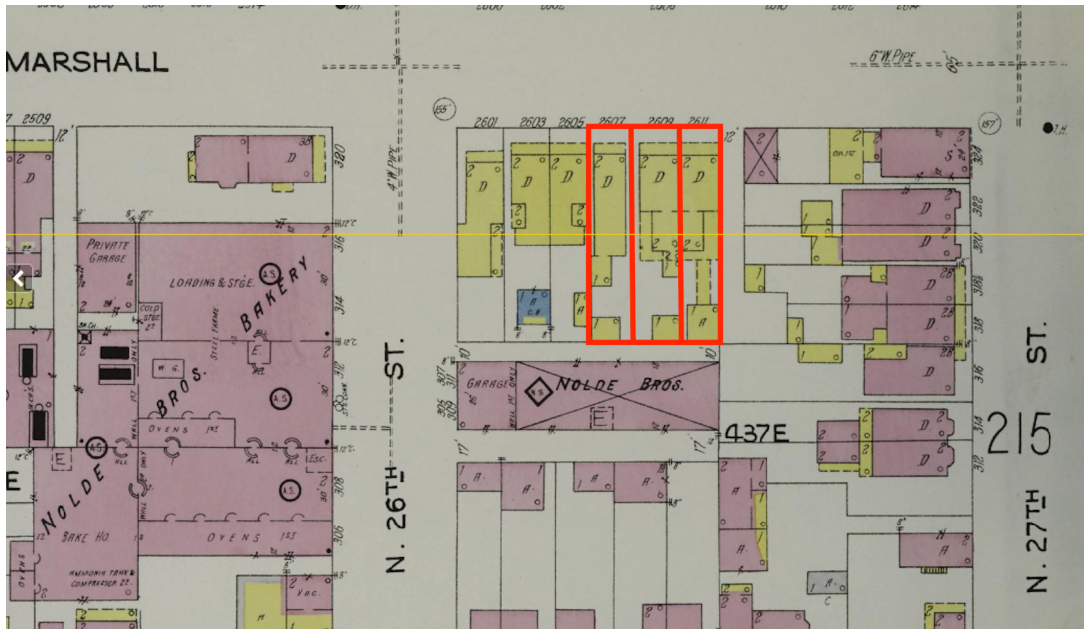
Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of three new single-family dwellings, configured as two attached and one detached dwelling, and two accessory structures on the properties known as 2607, 2609, and 2611 E Marshall Street (the "Property").

The Property is located on the southern line of E Marshall Street between N 26th and N 27th Streets and lies in the Church Hill North City Old and Historic District. Development in the neighborhood began in the early nineteenth-century and it is known for a variety of architectural styles and predominately residential uses. Located mid-block between N 22nd and N 23rd Streets, the Property was previously owned by the St. Paul's Baptist Church located across E Marshall Street and is currently vacant. Per the 1925 Sanborn Map, the Property was previously occupied with a two-story, single-family detached dwelling on 2607 E Marshall Street and two two-story single-family attached dwellings on 2609 and 2611 E Marshall Street, all of which contained accessory buildings at the rear of the lot along the alley.

The Property owner is proposing to construct a two-story single-family detached dwelling on the 2611 parcel and attached two-story single-family dwellings on 2607 and 2609. The attached dwellings would also include two-story accessory buildings at the rear with a first-

floor garage and second floor accessory dwelling unit (the “ADU”) configured as a studio apartment. The accessory buildings would be attached along the property line. The proposed dwellings will allow for reasonable infill development within the block that is respectful of the historic character and use of the Property while providing housing which meets the needs of today’s market.



Siting:

The Property is approximately 67 feet in width, 110 feet in depth, and consists of three individual lots. The applicant is proposing two attached and one detached dwelling, consistent with the historical use of the parcel. The proposed siting would be consistent with the historical use of the parcel as the front yard setbacks for the proposed dwellings would match the existing dwellings in the block. During the time the parcel has been vacant, an informal alley was established at the rear of the 2611 parcel connecting the east-west alley behind the Property with the north-south alley to the east. As this alley has been in existence for more than 5 years, the City of Richmond will now formalize the alley at the rear of the parcel.

The proposed attached accessory buildings behind the attached dwellings at 2607 and 2609 E Marshall Street would contain a first-floor garages and second floor ADUs, to be

configured as a studio-style living area. The accessory buildings would meet all requirements of the City of Richmond zoning code.

Form:

The proposed dwellings have been designed to recognize the existing historic structures and materials found nearby while meeting the needs of today's home buyers. The proposed designs recognize the traditional rowhouse form found in the area with elevated foundations, covered front porches, and a traditional three-bay design. In recognition of the range of dwelling styles found in the area and to avoid any false-historicism in the design, the architect chose a two-story design with a gabled front roof and single-dormer window. This creates a strong cornice-line which recognizes the adjacent Italianate designs while also acknowledging the gable roofs of the dwelling across the street at 2608 E Marshall, which also has a single dormer window, and the St Paul's Baptist Church. Hip porch roofs on the attached dwellings and a shed porch roof on the detached dwelling reflect the range of porch styles and roof designs in the area and provide a variety in façades.

The proposed accessory buildings have been designed to meet the CAR Handbook guidelines for residential outbuildings. The proposed accessory structures would utilize the same materials and design concepts from the main building with lap siding and a flat roof with parapet walls. This will provide visual continuity from the alley for those looking at the accessory buildings and rear of the dwellings. The proposed design is also compatible with the existing brick accessory building located behind 2603-2605 E Marshall which utilizes parapet walls and a flat roof.

Scale:

The proposed designs of the new dwellings are consistent with the scale and character of the existing dwellings nearby which range in form but are generally two stories in height. The proposed dwelling would meet the expectation of today's home buyers with 9' ceilings and modern amenities while meeting the design guidelines as laid out in the CAR Handbook. The proposed accessory buildings are compatible with the City of Richmond's recently adopted

guidelines for by-right ADU's which require ADU's be up to 500 square feet or no more than 1/3 the floor area of the main dwelling, whichever is greater.

Height, Width, Proportion, & Massing

Existing structures within the block are of a range of historical uses, materials and heights. However, at 18' in width, the proposed designs are comparable with the adjacent 20' wide historic dwellings at 2603 and 2605 E Marshall Street. The proposed dwellings also utilize the traditional 3-bay design and covered front porch to reflect the existing historic homes. The two-story design is consistent with other homes in the area which are generally two-stories in height.

Exterior Cladding/Doors and Windows/Materials

The proposed dwelling would be clad in cementitious lap siding of a color which matches the CAR color palette. Materials were selected to be consistent with CAR requirements and with other dwellings within the Church Hill North Old and Historic District. A finish schedule including exterior materials, doors, and windows would be provided for the dwelling.

We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at will@bakerdevelopmentresources.com or (864)377-9140.

Sincerely,

A handwritten signature in blue ink, appearing to read "Will Gillette".

Will Gillette

Baker Development Resources, LLC



PROJECT CONTACTS:
 DEVELOPER:
 KEITH CARTER
 K.C. ENTERPRISES OF VA LLC
 804-938-7000
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

THREE NEW TWO-STORY SINGLE-FAMILY HOUSES WITH GARAGES
 IN RICHMOND'S HISTORIC CHURCH HILL NEIGHBORHOOD

2607-2611 E. MARSHALL ST.

2607-2611 E. MARSHALL STREET
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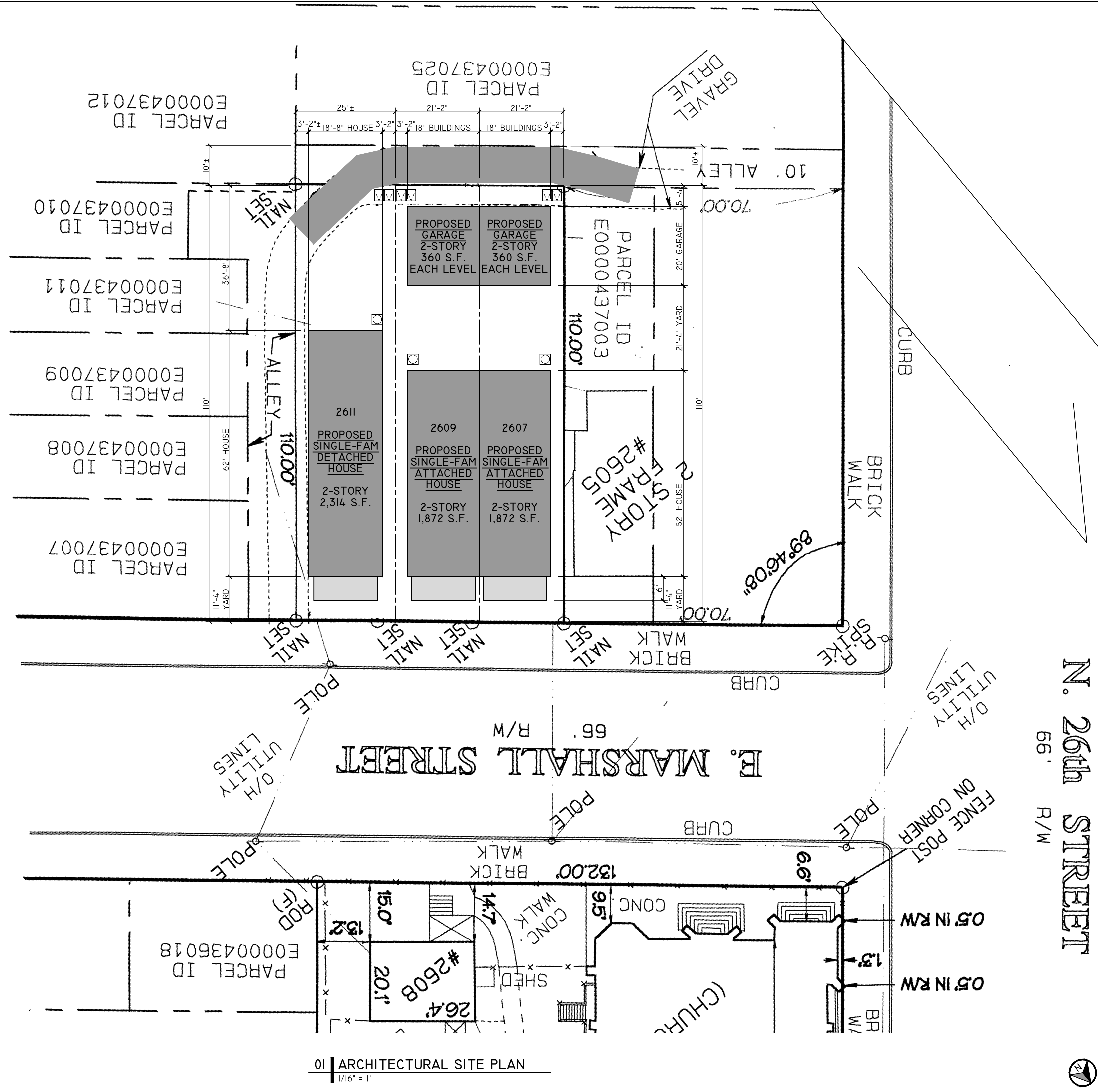
DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	2611 - FIRST & SECOND FLOOR PLANS
A2.1	2611 - FRONT & REAR EXTERIOR ELEVATIONS
A2.2	2611 - SIDE EXTERIOR ELEVATIONS
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BI.2	2607-2609 - SECOND FLOOR PLAN
B2.1	2607-2609 - FRONT & REAR EXTERIOR ELEVATION
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GI.1	2607-2609 - GARAGE FLOOR PLANS
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SET/REVISION:
 C.A.R. CONCEPTUAL REVIEW

DATE/MARK:
 10.25.2024

COVER SHEET
CS



10 ARCHITECTURAL SITE PLAN
1/16" = 1'

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ARCHITECTURAL
 SITE PLAN



N. 26th STREET
 66' R/W

E. MARSHALL STREET
 66' R/W

0.5' IN RM
 0.5' IN RM

FENCE POST
 ON CORNER

O/H
 UTILITY
 LINES

BRICK
 WALK

BRICK
 WALK

89°46'08"

FRAME #2605
 2-STORY
 HOUSE

PROPOSED
 GARAGE
 2-STORY
 360 S.F.
 EACH LEVEL

2609
 PROPOSED
 SINGLE-FAM
 ATTACHED
 HOUSE
 2-STORY
 1,872 S.F.

2607
 PROPOSED
 SINGLE-FAM
 ATTACHED
 HOUSE
 2-STORY
 1,872 S.F.

2611
 PROPOSED
 SINGLE-FAM
 DETACHED
 HOUSE
 2-STORY
 2,314 S.F.

PARCEL ID
 E0000437010

PARCEL ID
 E0000437011

PARCEL ID
 E0000437009

PARCEL ID
 E0000437008

PARCEL ID
 E0000437007

PARCEL ID
 E0000436018

26.4'
 #2608
 20.1'

CONC
 WALK

BRICK
 WALK

BRICK
 WALK

CONC

BR
 W/

13'

132.00'

POLE

66' R/W

POLE

O/H
 UTILITY
 LINES

POLE

R/D
 (F)

POLE

POLE

NAIL
 SET

NAIL
 SET

NAIL
 SET

NAIL
 SET

ALLEY
 10.00'

110.00'

62' HOUSE

36'-8"

10'±

PARCEL ID
 E0000437012

25'±
 21'-2"
 21'-2"
 5'-2"± 18'-8" HOUSE 3'-2" 3'-2" 18' BUILDINGS 3'-2" 18' BUILDINGS 3'-2"

GRAVEL
 DRIVE

10' ALLEY

70.00'

PARCEL ID
 E0000437003

110.00'

20' GARAGE

21'-4" YARD

52' HOUSE

11'-4" YARD

70.00'

BRICK
 WALK

CURB

CURB

BRICK
 WALK

BRICK
 WALK

CURB

POLE

6.6'

13'

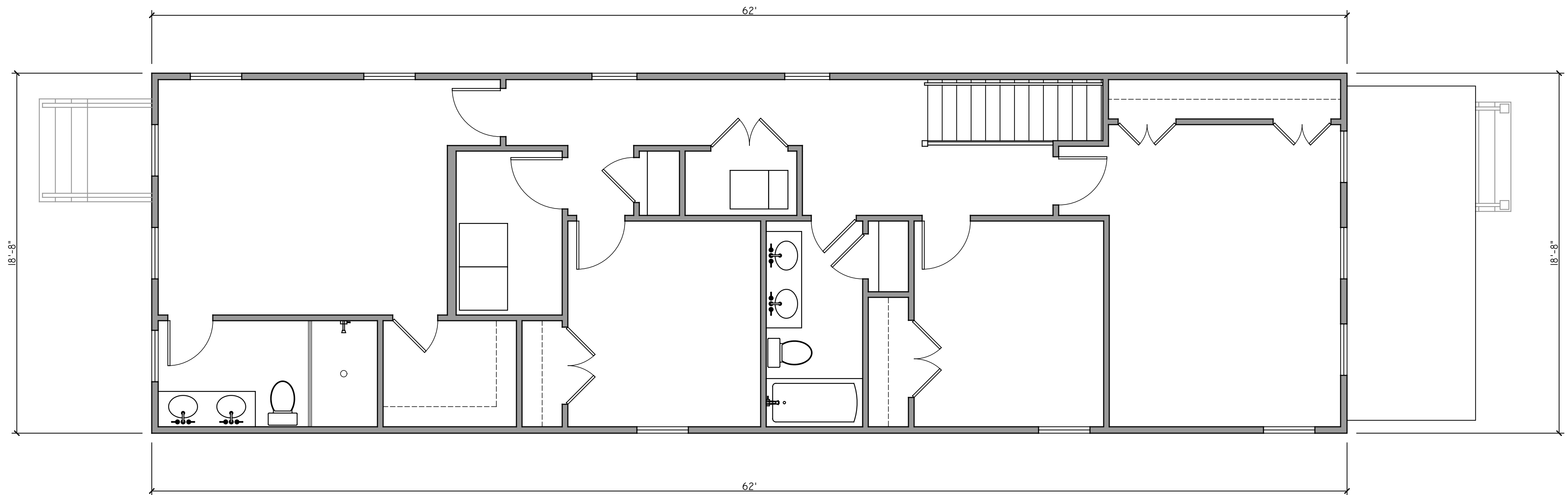
0.5' IN RM

0.5' IN RM

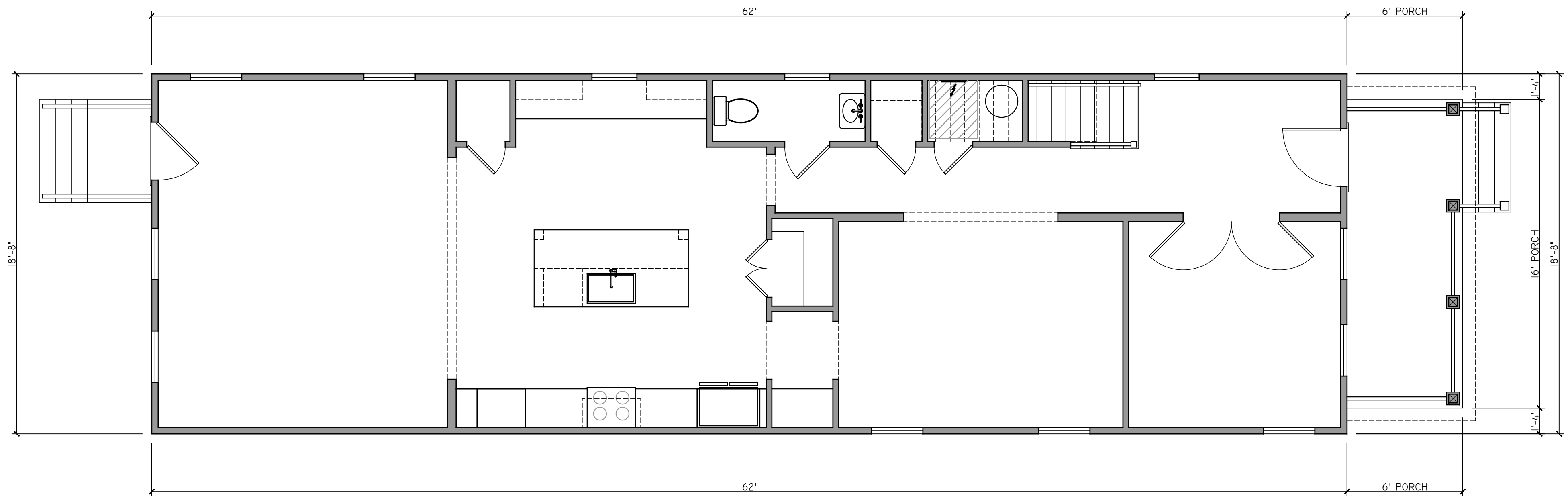
BR
 W/

13'





02 | SECOND FLOOR PLAN
1/4" = 1'



01 | FIRST FLOOR PLAN
1/4" = 1'

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NOT FOR
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DATE/MARK:
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2611
FLOOR PLANS

AI.I



02 | REAR ELEVATION

1/4" = 1'



01 | FRONT ELEVATION

1/4" = 1'

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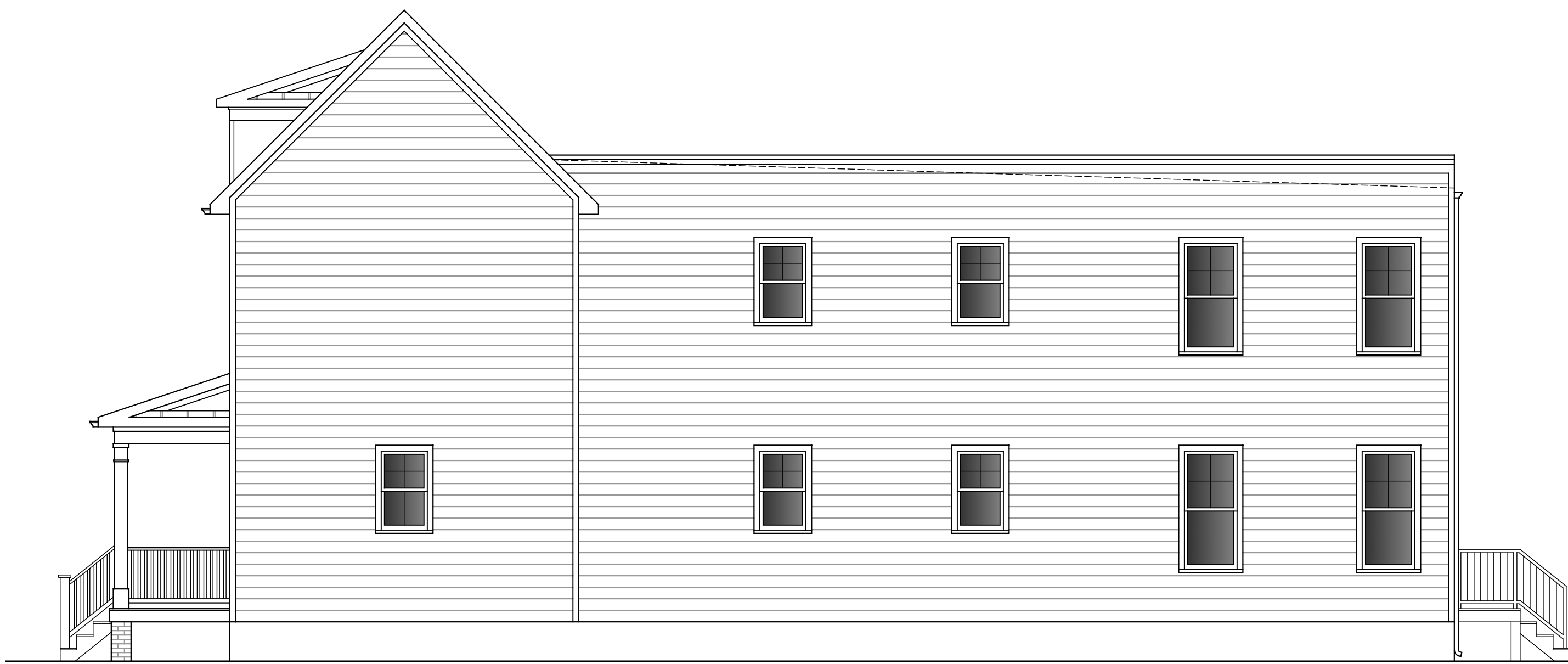
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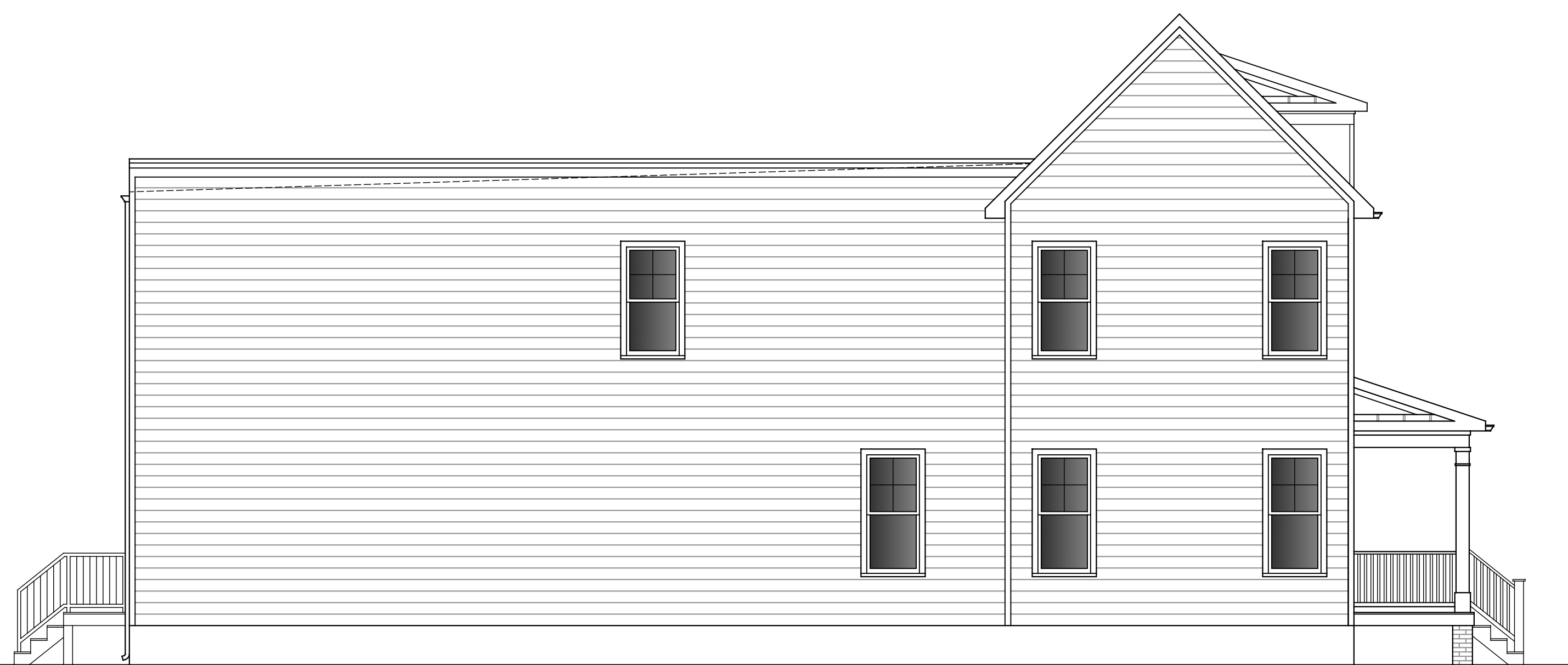
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2611
FRONT & REAR ELEVS.

A2.1



01 | RIGHT SIDE ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'

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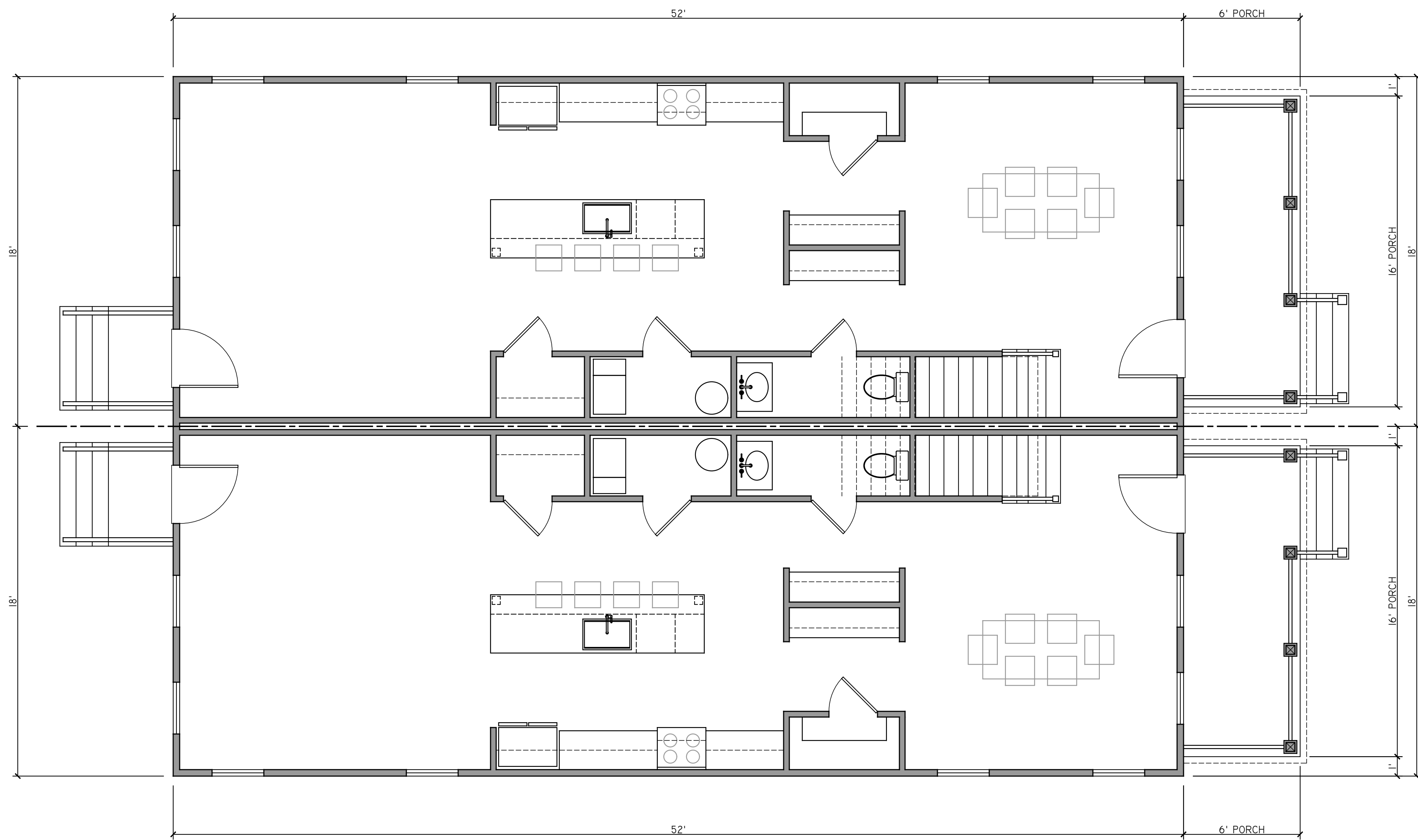
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2611
 SIDE ELEVATIONS
A2.2



01 | FIRST FLOOR PLAN
1/4" = 1'

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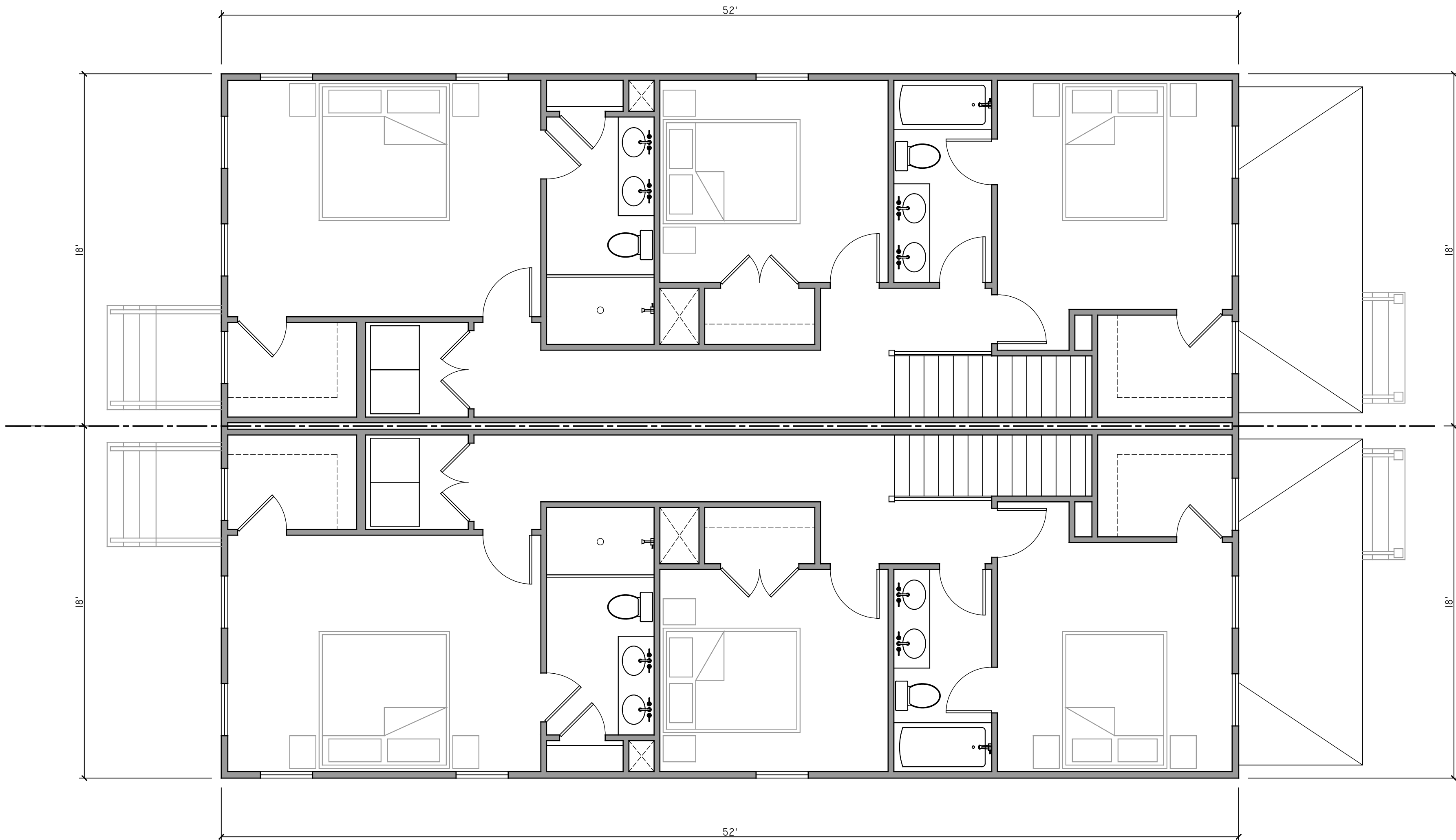
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2607-2609
 1ST FLOOR PLAN

BI.I



01 | SECOND FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:

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2607-2609
2ND FLOOR PLAN

BI.2



01 | FRONT ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'

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2607-2609
 FRONT & REAR ELEVS.

B2.1



01 | RIGHT SIDE ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'

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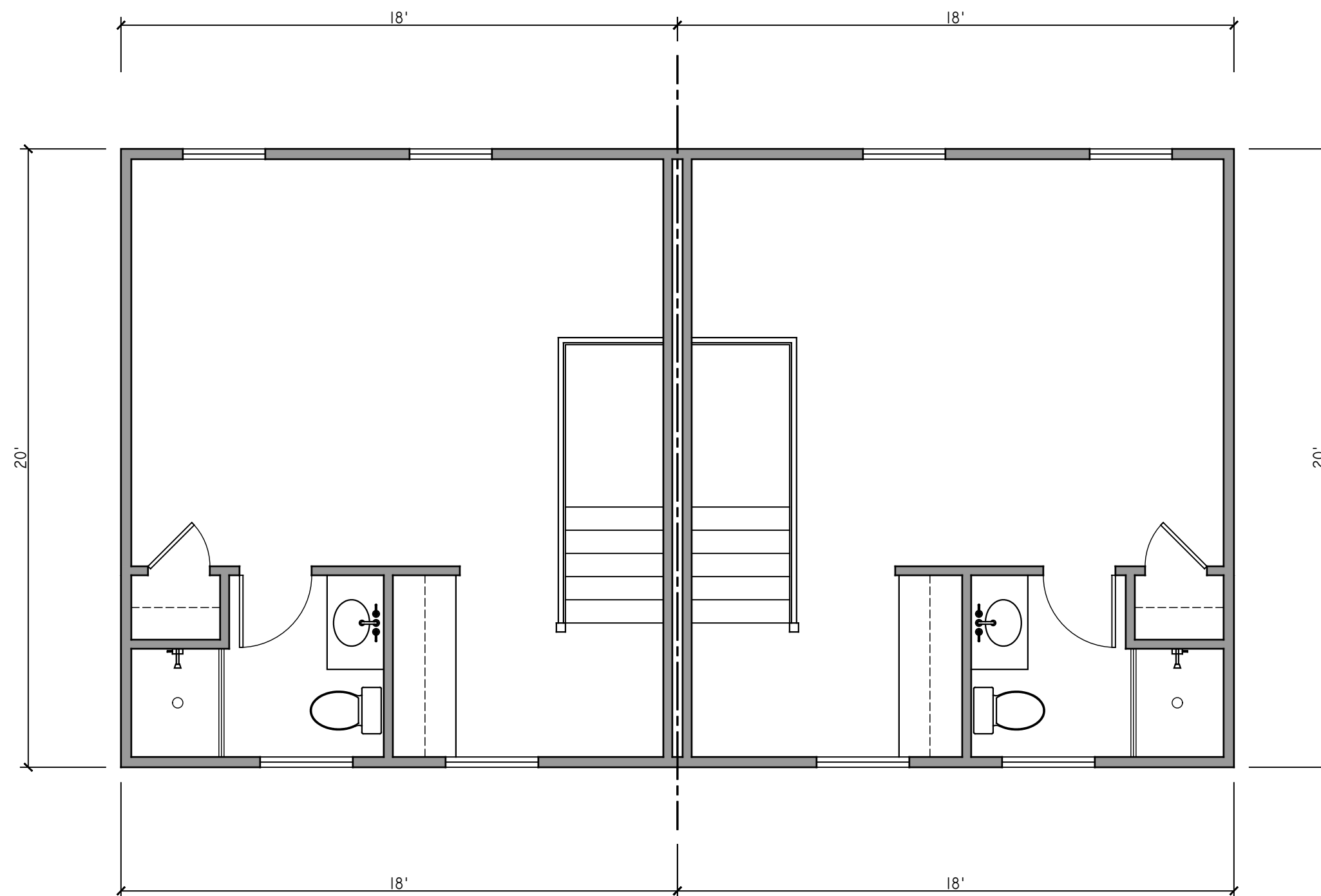
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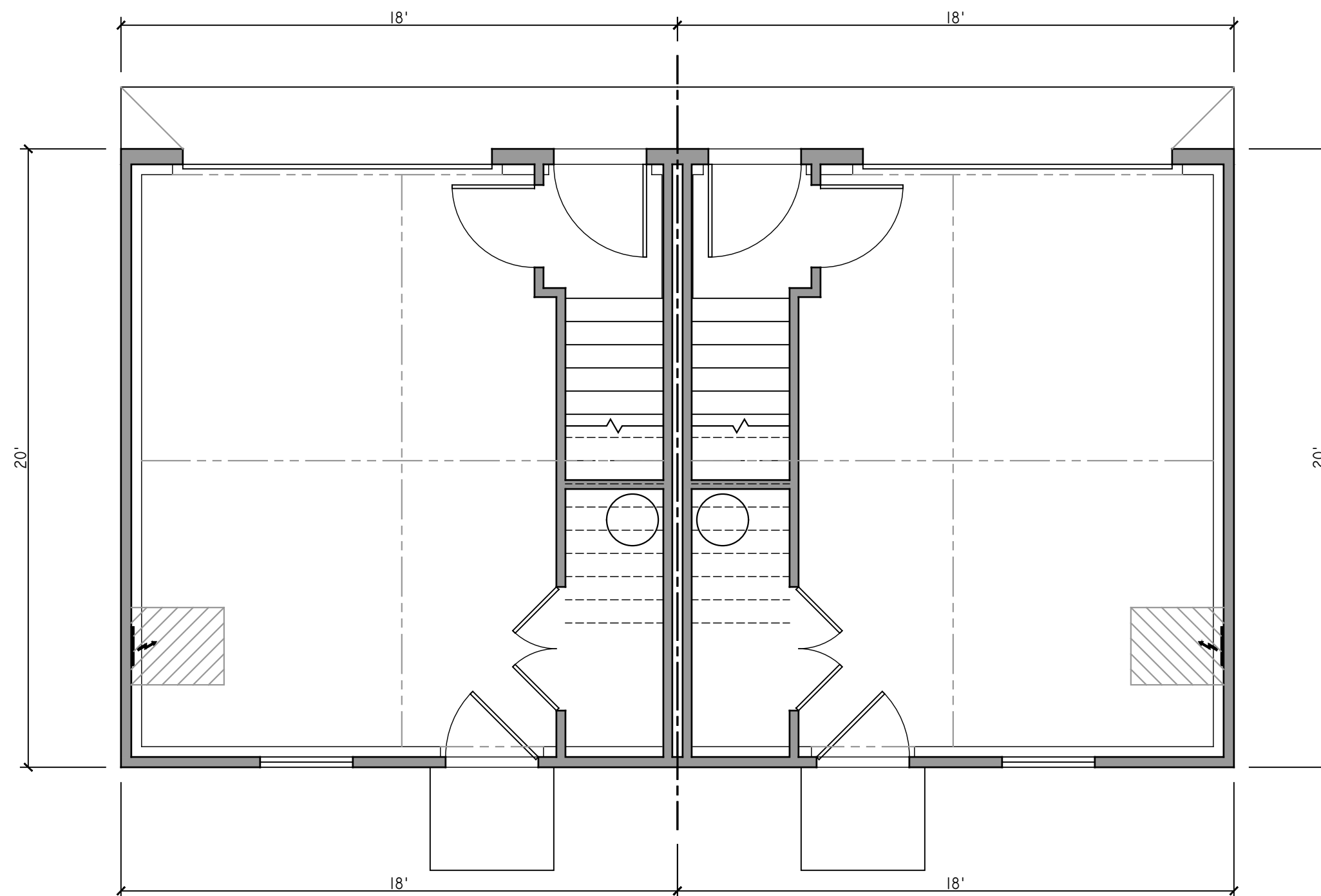
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2607-2609
SIDE ELEVATIONS

B2.2



02 | A.D.U. FLOOR PLAN
1/4" = 1'



01 | GARAGE FLOOR PLAN
1/4" = 1'

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2607-2609
 GARAGE FLOOR PLANS

GI.I

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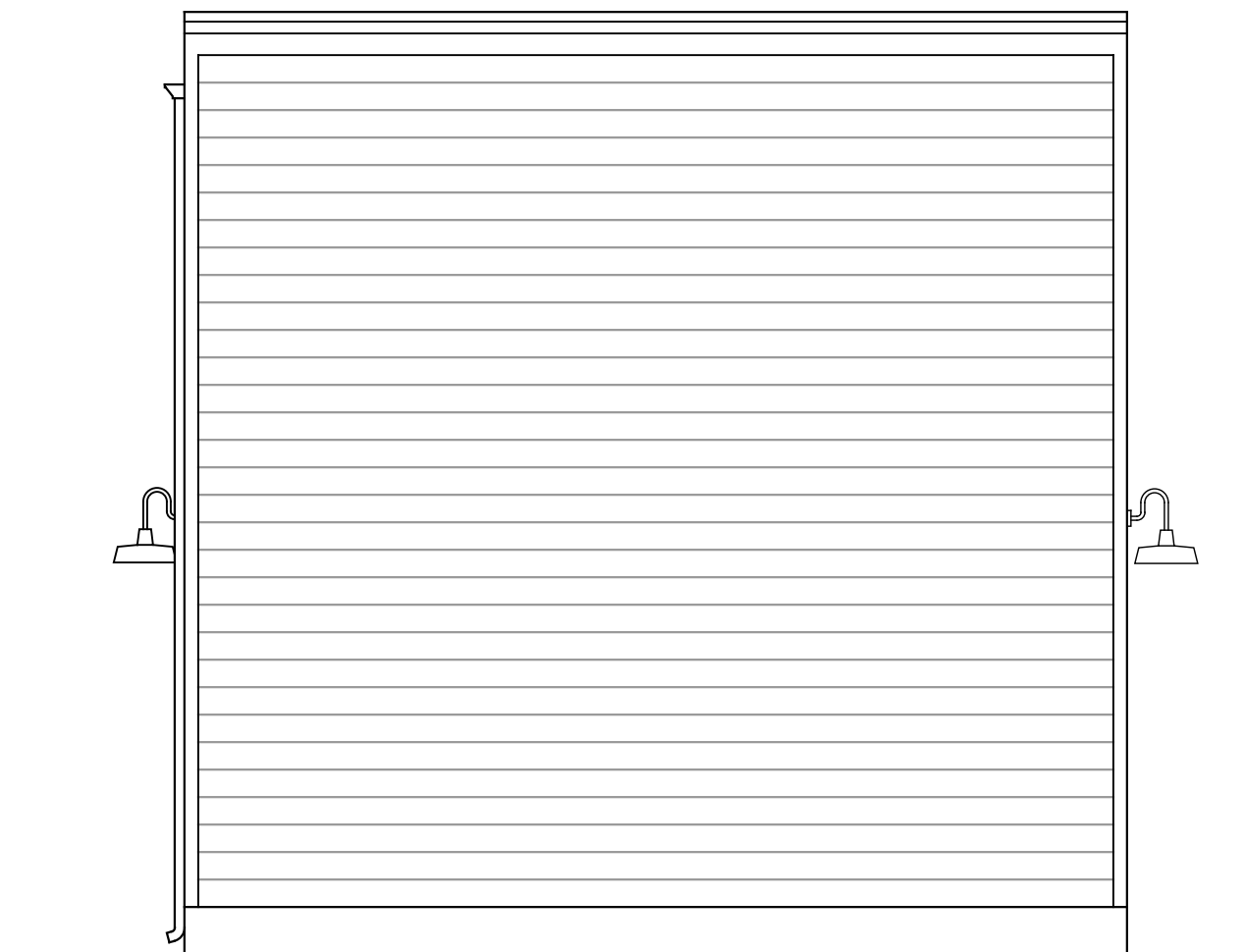
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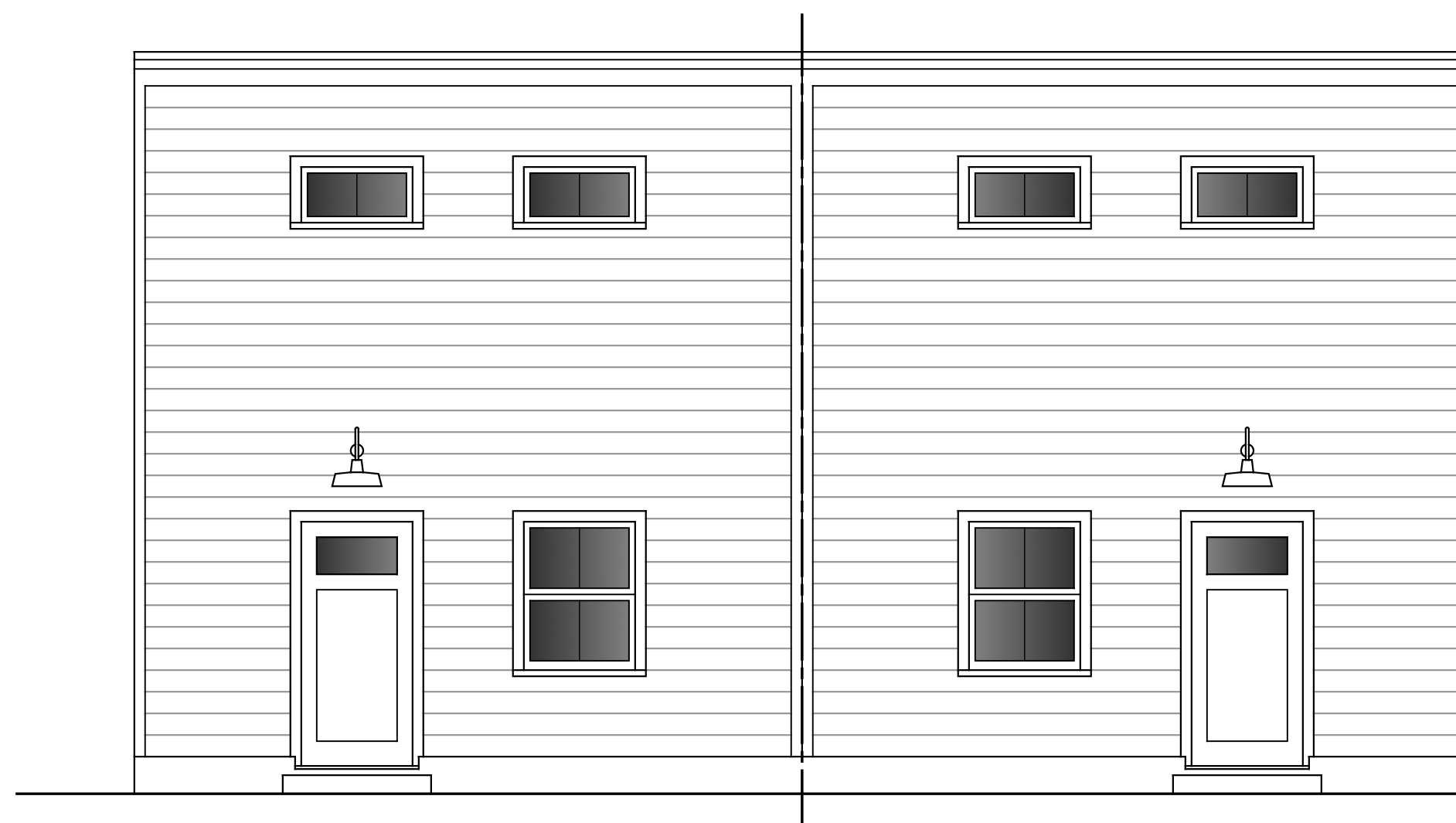
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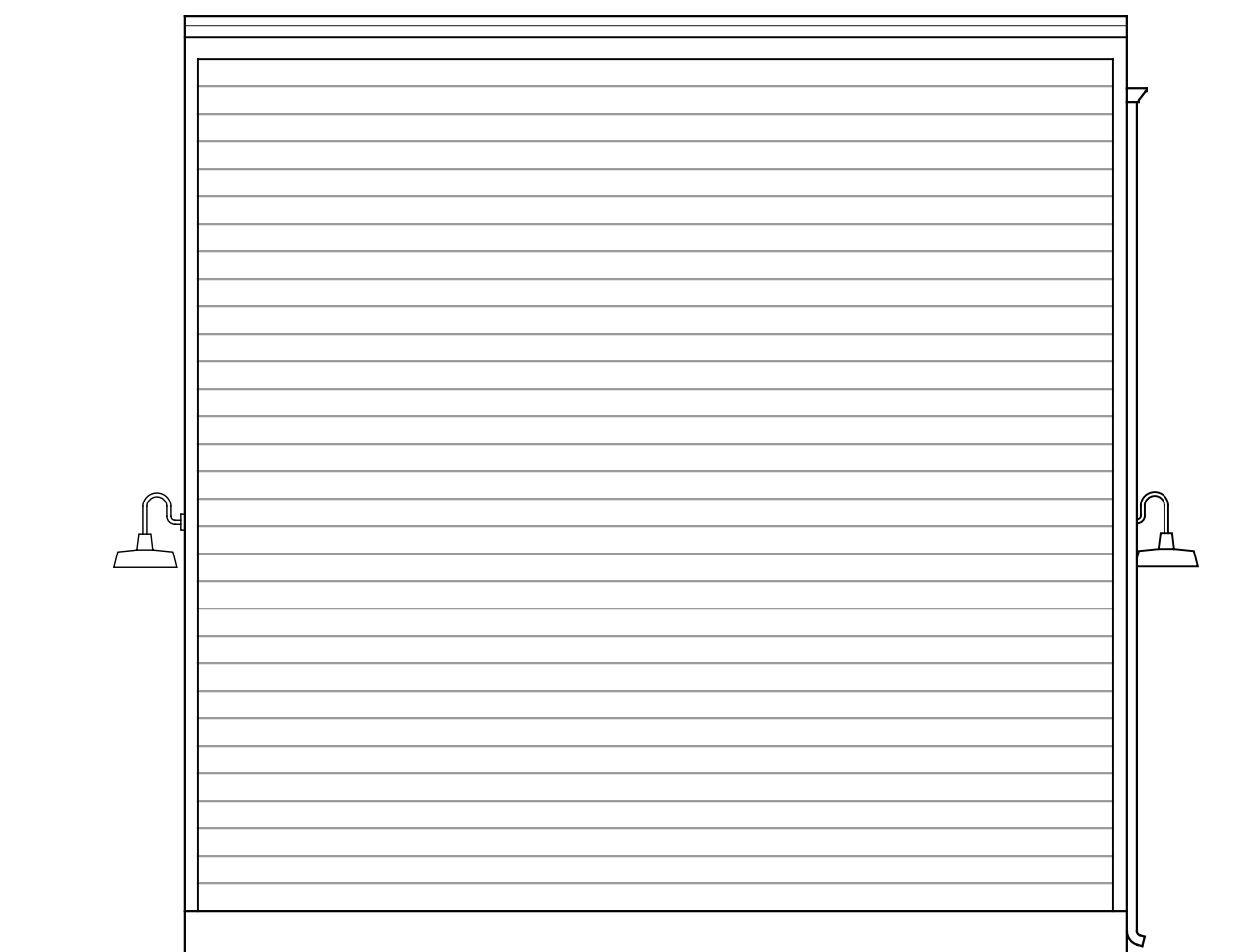
01 | FRONT ELEVATION
1/4" = 1'



03 | RIGHT SIDE ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'



04 | LEFT SIDE ELEVATION
1/4" = 1'

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2607-2609
GARAGE ELEVATIONS

G2.1