



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: 3301 E. Marshall St Current Zoning: UB  
Historic District: Chimborazo

Application is submitted for: (check one)

- ☒ **Alteration**  
☐ **Demolition**  
☐ **New Construction**

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

Restore mercantile entrance and facade. Repair damaged foundation, restore entrance door to original size and with single light wood door, replace damaged storefront glass and deteriorated mounting system with new

**Applicant/Contact Person:** Allan Rosenbaum

Company: \_\_\_\_\_

Mailing Address: 3301 E. Marshall St.

City: Richmond State: VA Zip Code: 23223

Telephone: ( 804 ) 6832564

Email: allan\_rosenbaum@yahoo.com

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

**Property Owner:** Allan Rosenbaum

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

Mailing Address: 3301 E. Marshall St

City: Richmond State: VA Zip Code: 23223

Telephone: ( 80 ) 6832564

Email: allan\_rosenbaum@yahoo.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: Allan Rosenbaum Date: June 9, 2025

## Amended Proposal for Storefront Facade Renovation

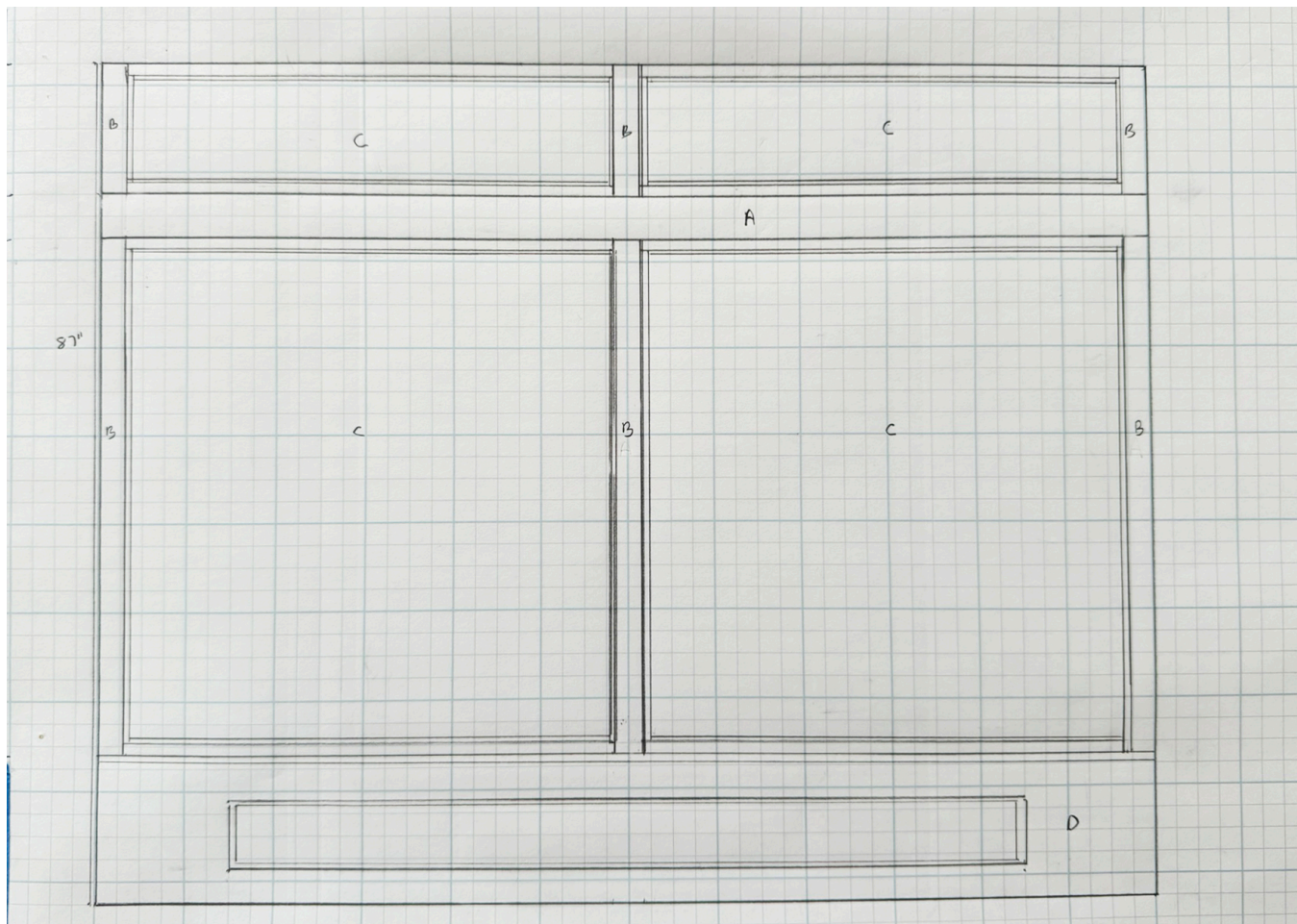
This is a modified plan submitted in response to comments and suggestions from the preservation planner and members of the Commission for Architectural Review.

### Concerns

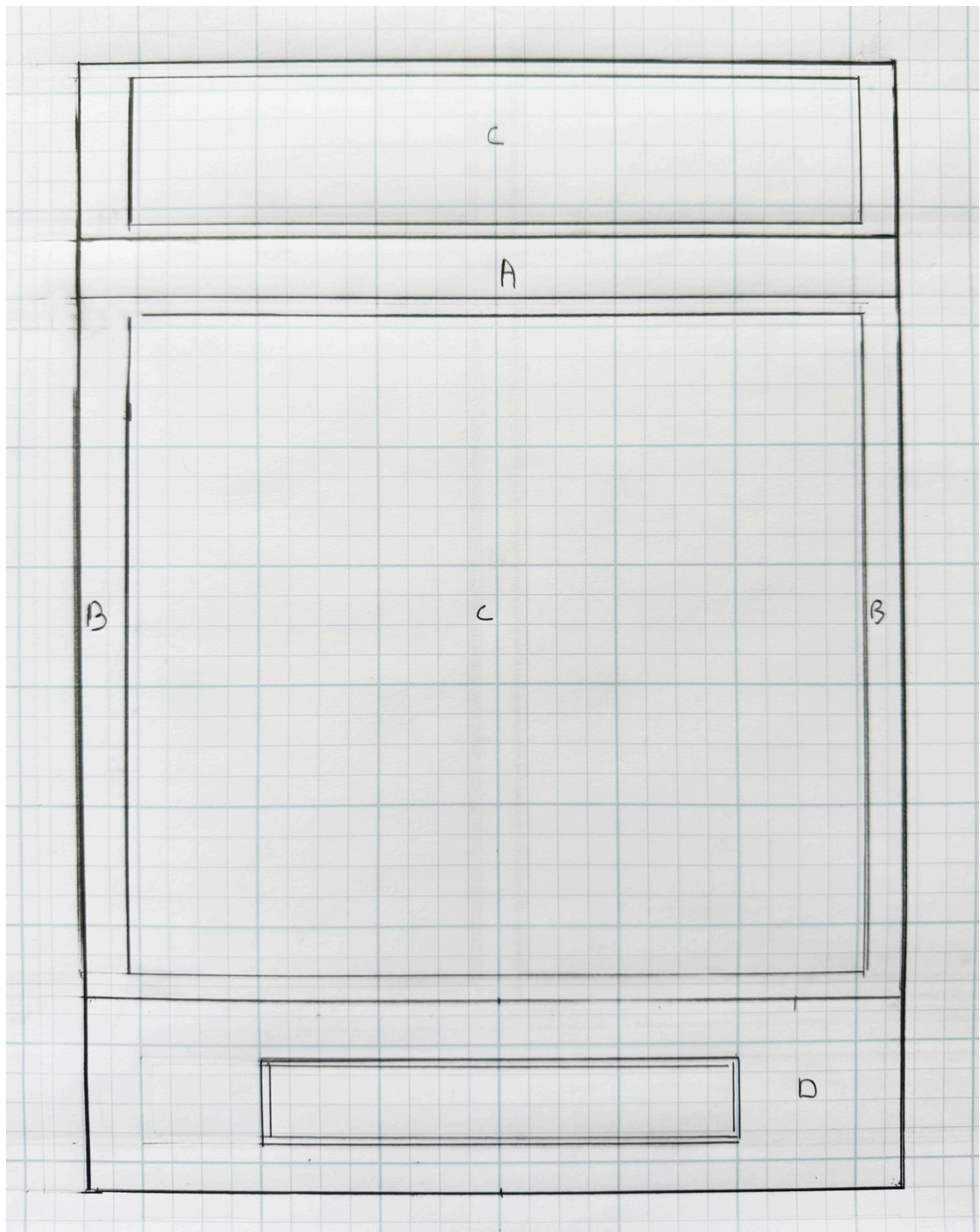
1. The modularity, scale and lack of detail with the Trulite Commercial Storefront System.
2. To retain as much original material as possible.
3. Simplify the design to reflect the historic 1950's photo of the building.
4. Provide a solution with profiles consistent with historic storefront structures.
5. Correct structural deficiencies and stabilize structure while preserving historic character.

### Highlights of the modified plan

1. The historic transom bar will be retained in present form. This transom bar is possibly the only remaining usable original material from the 1950's photo.
2. The current configuration has been modified over time. There are currently 8 display window panes and 5 transom panes. The 1950's historic photo shows 5 display panes and 5 transom panes. The modified plan will reduce the number of display panes from 8 to 5 and eliminate the 3 mullions that were not present in the 1950's photo. The modified plan will retain 5 transom panes as depicted in the 1950's photo.
3. The transom bar will be leveled and support posts will be added at the window corners to correct structural deficiencies. Dimensions of support framing, casing and glass trims to be determined in consultation with a structural engineer.
4. The bulkhead will be simplified. Paint colors to be determined in consultation with CAR staff.
5. The facade is currently a mix of wooden elements and glazing secured in a commercial aluminum mounting system. The current mounting system is no longer available. Contemporary aluminum storefront systems (as originally proposed) differ in dimension and proportion from historic standards. The modified plan proposes stick built framing that will be constructed on site. The design will utilize 1x material as casing to secure IGU (insulated glass units) glazing. Trim will be added to conceal the IGU spacer bars. The layout of fenestration will be amended from the current storefront configuration to better reflect the dimensions and proportions of the 1950's photo, and to harmonize the overall design. A structural engineer will be engaged to determine framing and trim dimensions, and to ensure longevity of the proposed design.



North Facade



West Facade



- A. Historic Transom Bar
- B. New Transom Support with field installed casing to secure glazing
- C. Insulated glass units secured with 1X trim
- D. Simplified storefront bulkhead

Details of similar stick built windows in Church Hill



