



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 200 W Marshall Street

Historic district Jackson Ward

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Name Bruce Vanderbilt

Phone 804-248-5462

Company Vanderbilt 5 LLC

Email brucevanderbilt@gmail.com

Mailing Address PO Box 707 #12788

Applicant Type: Owner Agent

Richmond, VA 23218

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Same

Company _____

Mailing Address _____

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)

- 1) First Floor Entry. Modify existing doors to comply with building codes.
- 2) Second Floor Entry. Install modern glass doors in opening in front of existing doors and transom to comply with building codes. Existing wood doors to remain operable, and secured in an open position. No modification to existing wood doors or transom shall be made. Existing doors can not be retrofitted without major modification to meet current code.



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

Date 1-23-2019

200 W Marshall – Steamer Company No. 5



Name: Steamer Company No. 5

Year Built: 1883

Architectural Style: Italianate

Construction Type: Masonry/Joist. Stucco facade

National Historic Landmark: #95000027

Virginia Landmarks Registry: #127-0370

Parcel ID: N000-0150-014

Richmond City: Richmond Redevelopment & Conservation Area, Jackson Ward District

Neighborhood: Jackson Ward Neighborhood Association:

Enterprise Zone: Yes



Previous Uses:

- Fire station
- Police Station
- Food Stamp Distribution
- Personal Residence
- Fire and Police Museum

Current Use:

- Gallery/Performing Arts

Proposed Use:

- Gallery/Performing Arts (Primary)
- Office use (Secondary)

Summary

Project Summary

- 1) Exterior: Replace the roof, repair the facade to include masonry & stucco surfaces, windows, sills, lintels, doors, and cornice work.
- 2) Interior: Renovate the upper level to continue supporting assembly use, but also with consideration given to potential office use.
- 3) Convert from single tenant to 2 tenant use (upper and lower levels). Code requires substantial egress changes. Egress today is not suitable for current or future use.

We do not intent to rehabilitate the interior lower level at this time as it's currently occupied by Gallery 5.



Planned Applications for Certification of Appropriateness

- ✓ 1) Approved: Replace the roof.
- 2) Make entries for upper and lower floors code compliant/ADA accessible.
- 3) Restoration of the façade, windows, doors, and new exterior lighting.

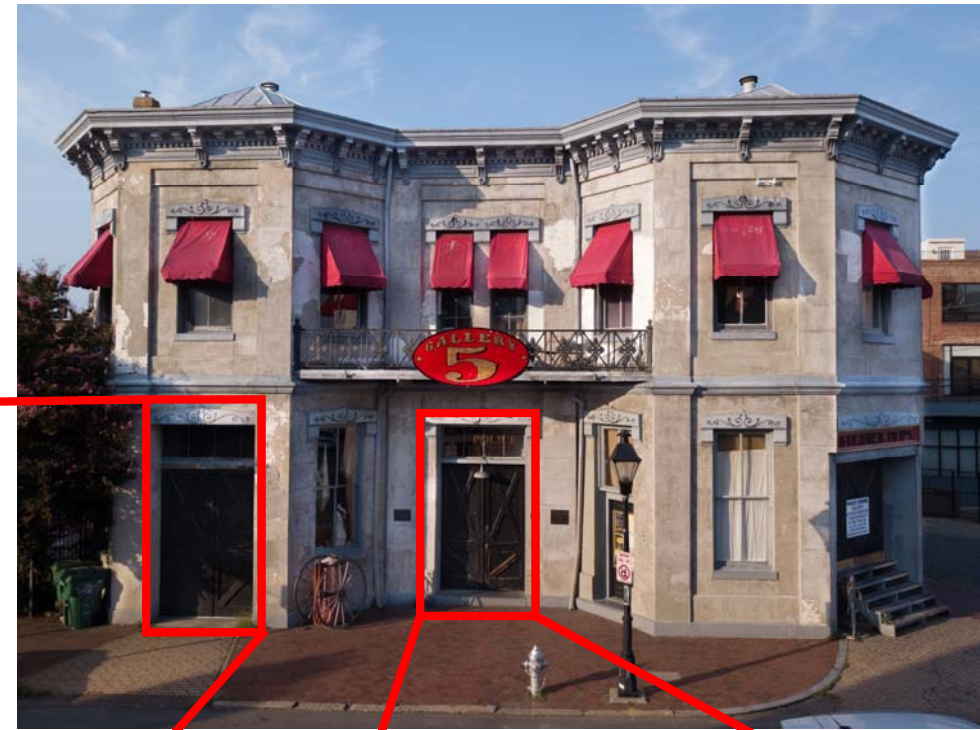
Existing Entry Doors

Egress requirements must comply with current building codes.

2nd Floor Entry



Existing doors can not be modified to meet current code. They are very large, installed inside behind the wall, and swing inward.



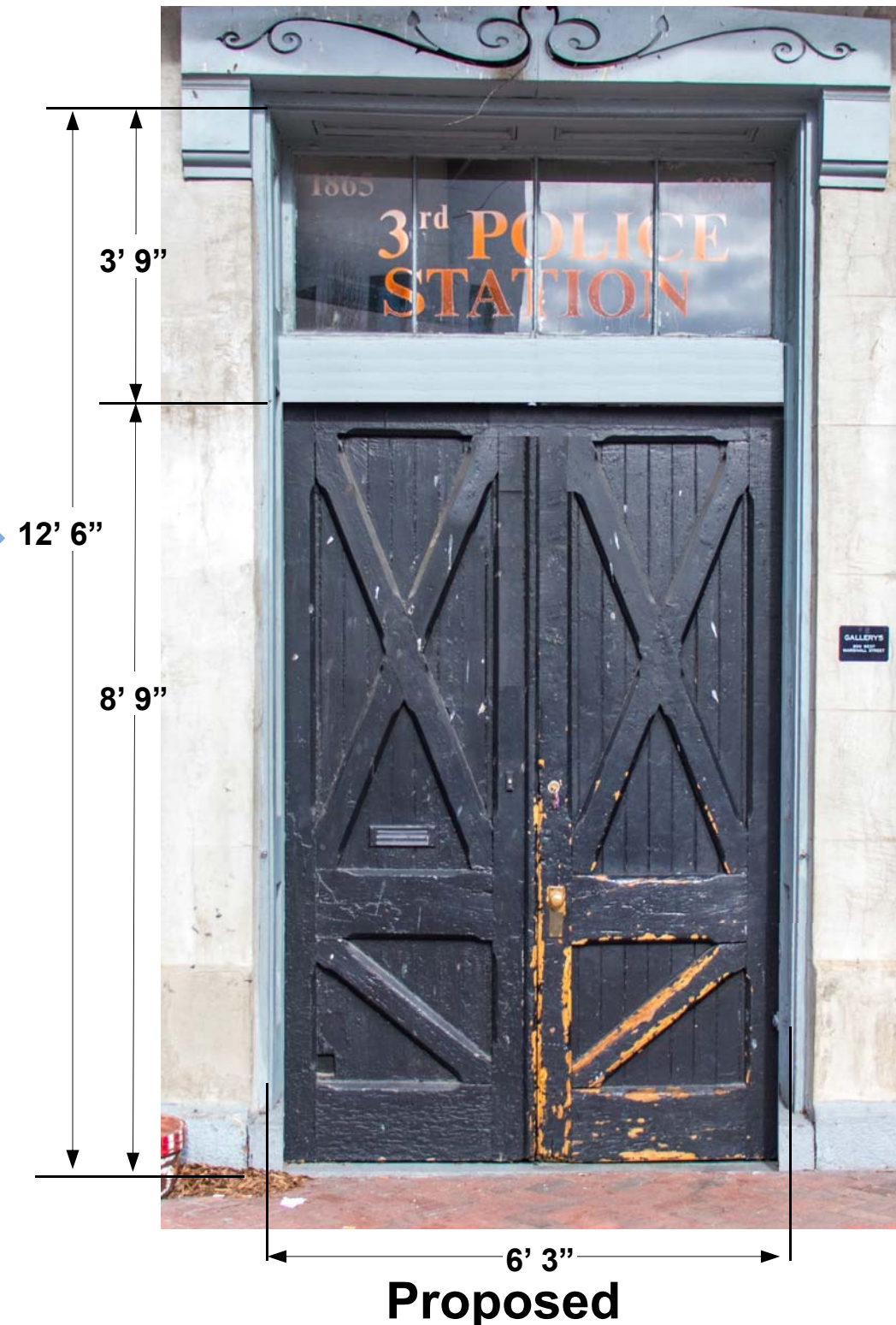
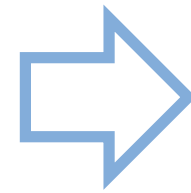
1st Floor Entry



This is the existing main entry/egress to the building today. It is not ADA accessible or code compliant for egress. Minor modifications can accommodate code compliance with little impact to original appearance.

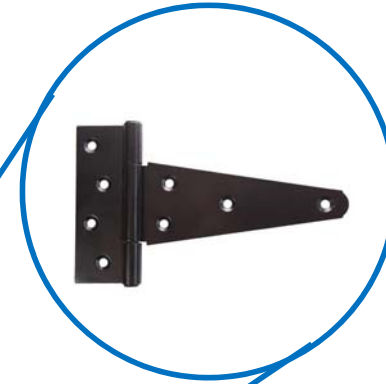
1st Floor Entry

- 1) Remove 8" granite threshold
- 2) Lower the door 8" to ground level
- 3) Install 8" header above door and below transom to match existing jams
- 4) Install new hinges enabling outward swing



1st Floor Entry

Proposed Hinges

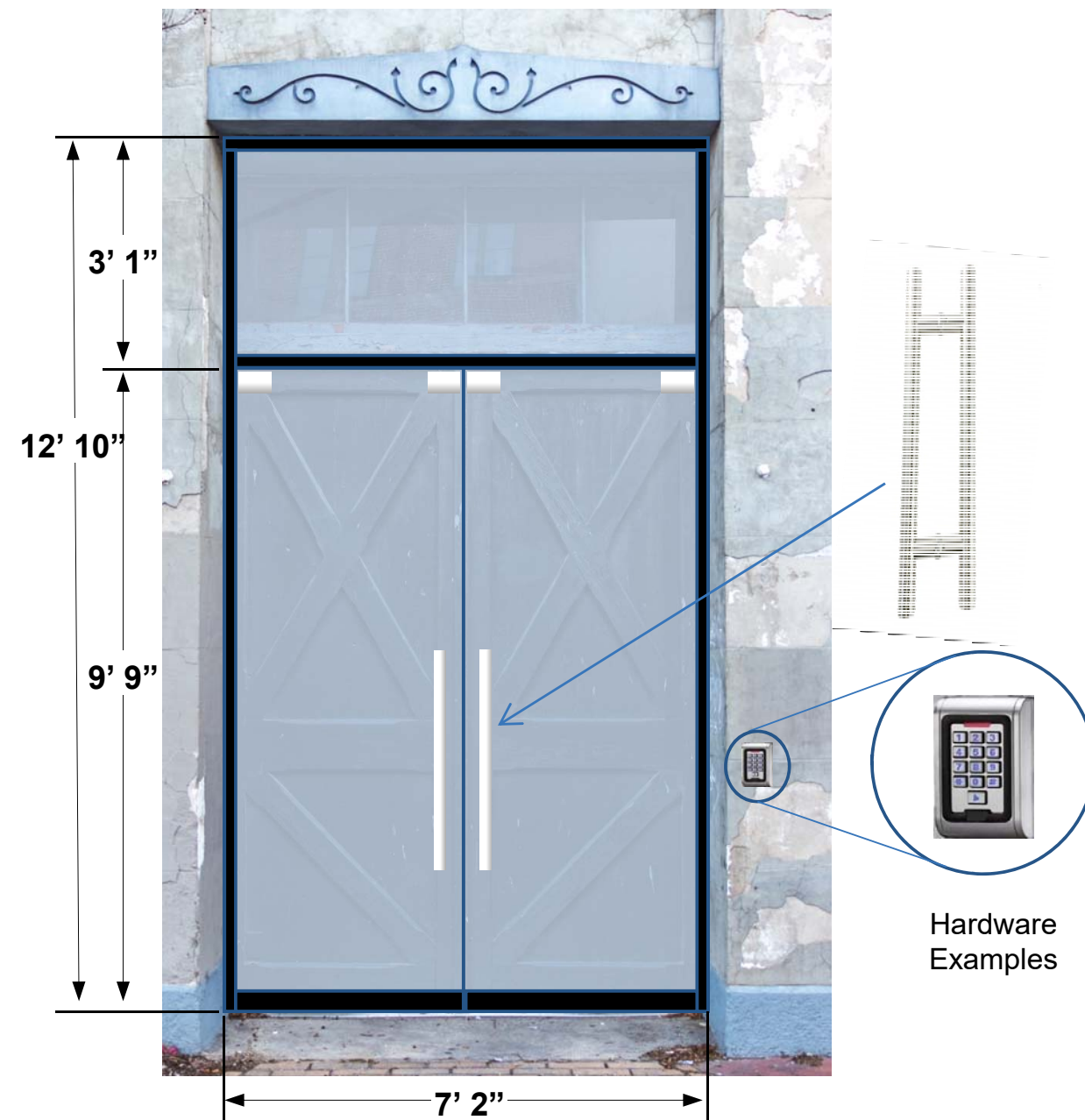


Example Hinges:

Hook & Ladder Co 2
1805 E Grace Street

2nd Floor Entry

- 1) Install modern, code compliant, entry doors infilled in opening, positioned in front of historic wood doors.
- 2) Existing wood doors to remain operable and secured in an open position when 2nd story is occupied.
- 3) CAR Recommendation: doors be designed as minimal as possible – simple frame, clear glass, modern hardware – so that is clearly modern and not trying to look like it is part of the original building. I would also recommend that it be installed in such a way as to minimize damage to the historic materials



Specifications:

Glass: 1/2" Tempered glass doors

Door Size: 6' 10" wide by 9' 9" tall custom double door made to match existing door sizes

Transom: Fit to match existing transom size

Jams: 2" Bronze anodized aluminum

Door Rails:

- Bronze anodized 3 5/8" bottom rail
- No top or side rails

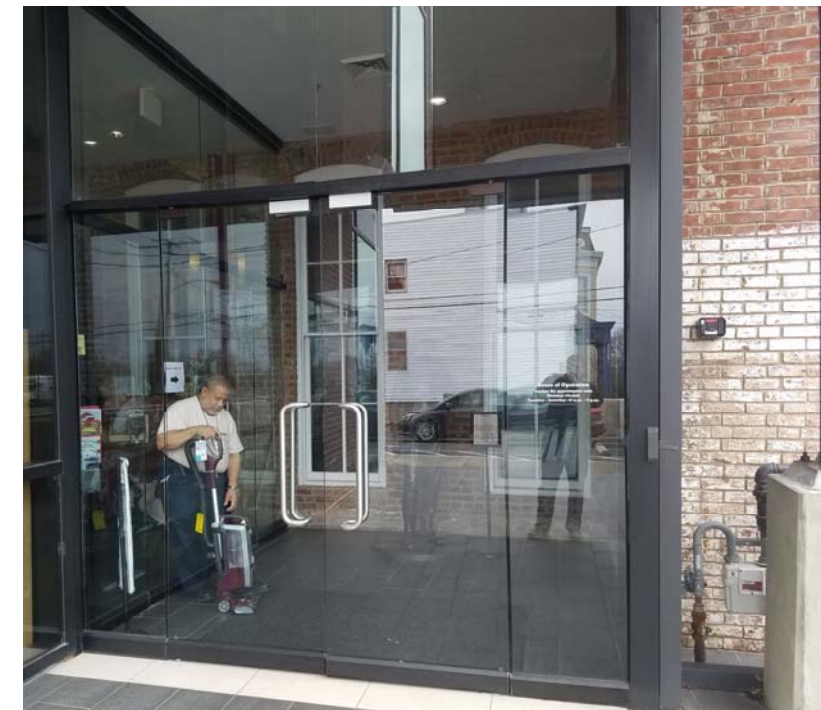
Hardware

- Maglock with occupancy sensor, keypad, and proximity sensor
- Stainless vertical door handles

Installation Notes:

- Positioned 8-10" in front of existing doors. Remains 12" recessed from façade face
- Jams attached to stucco/masonry with 1/4" lags with plastic anchors. 6 per side & 4 at top

EXAMPLE:
Black History Museum





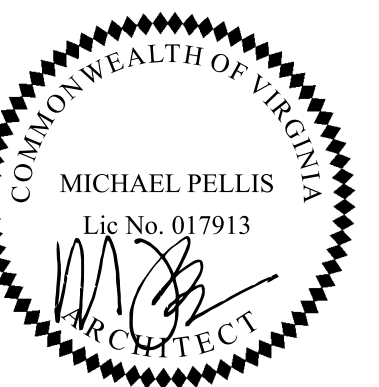
EXISTING LOCAL EXAMPLE 2
N.T.S.

PROPOSED ELEVATION KEY NOTES

- ① 3099 1/2" TEMPERED GLASS DOOR B/P STYLE W/ FRAMELESS HEAD AND 3 5/8" BRONZE ANODIZED BOTTOM RAIL W/ 12" PULL (EXT.) X 28" HORIZ. PUSH (INT.) 1" DIA. - NO LOCK, ADA THRESHOLD POLISHED EXPOSED EDGES. 1/2" TEMPERED SIDELIGHTS TO MATCH HEAD AND BOTTOM RAILS W/ POLISHED EXPOSED EDGES. 1/2" TEMPERED GLASS TRANSOM FULL WIDTH OF ENTIRE OPENING. ATTACH ENTIRE STOREFRONT ASSEMBLY TO EXISTING OPENING APPROX. 4'-6" IN FRONT OF EXISTING WOOD DOORS. GLAZIER TO SUPPLY SHOP DRAWINGS PREPARED BY REGISTERED DESIGN PROFESSIONAL PER VCC 2403.2

DOOR TYPE KEY NOTES

- ① 36" X 117" FRAMELESS TEMPERED GLASS DOOR W/ PULLS - ENTRY LOCKSET IN BOTTOM RAIL. PIVOT HINGE W/ CLOSING MECHANISM TO MEET ADA 5LB PUSH/PULL, ADA THRESHOLD. APPLY SIGN TO SIDE OF DOOR TO READ. DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS.



FRONT DOOR RENDERING 1
N.T.S.

PROJECT: 200 W. MARSHALL STREET, RICHMOND, VIRGINIA
MODIFICATIONS TO:

OWNER: VANDERBILT PROPERTIES, LLC
PO BOX 707 PMB 12788, RICHMOND, VA 23235

ELEVATIONS

REVISIONS

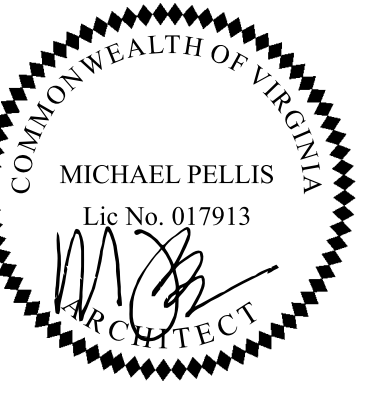
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| N/A |
| N/A |
| N/A |
| N/A |

A2.1

DATE JANUARY 14, 2019

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

MODIFICATIONS TO: 200 W. MARSHALL STREET RICHMOND, VIRGINIA



SCOPE OF PROJECT

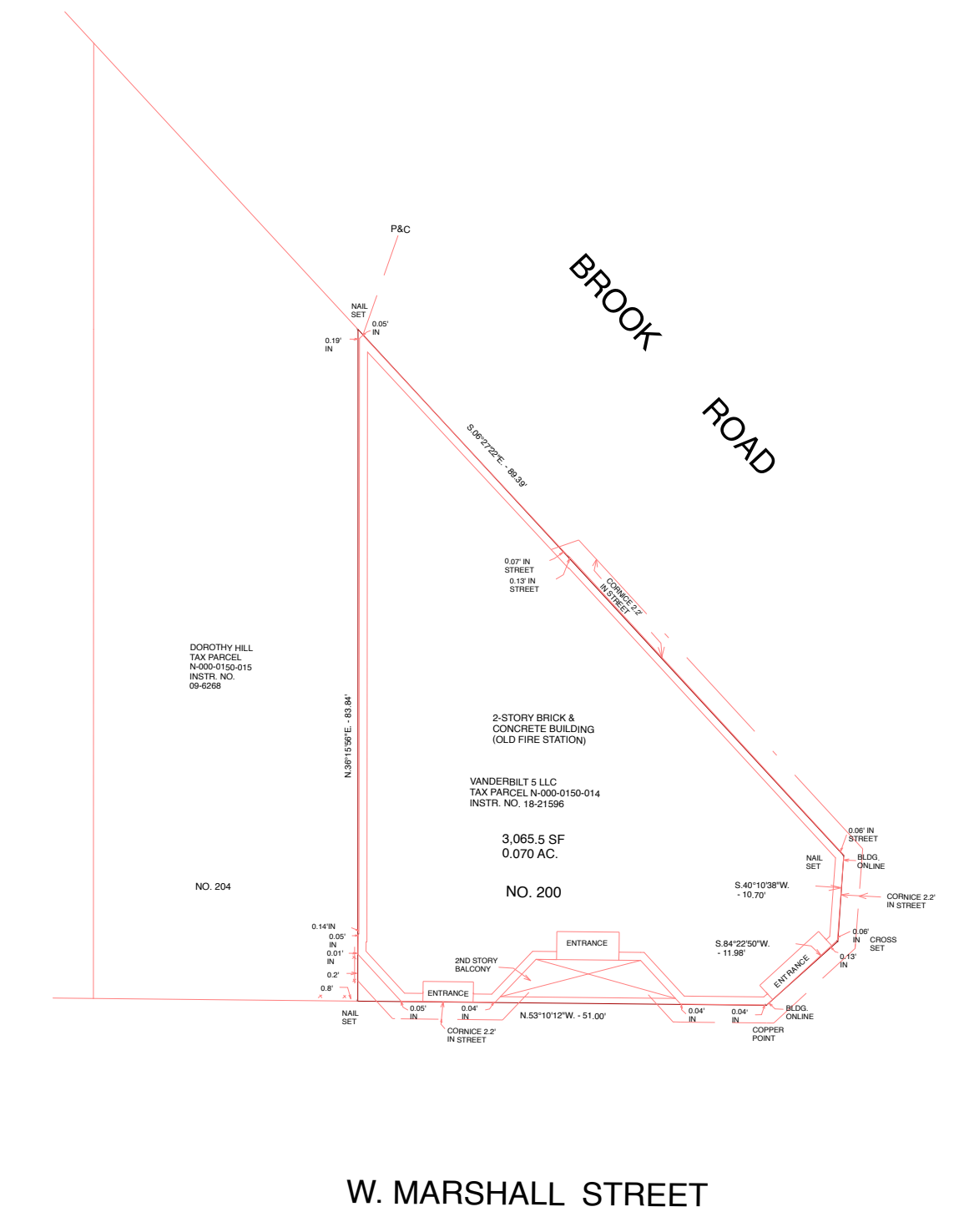
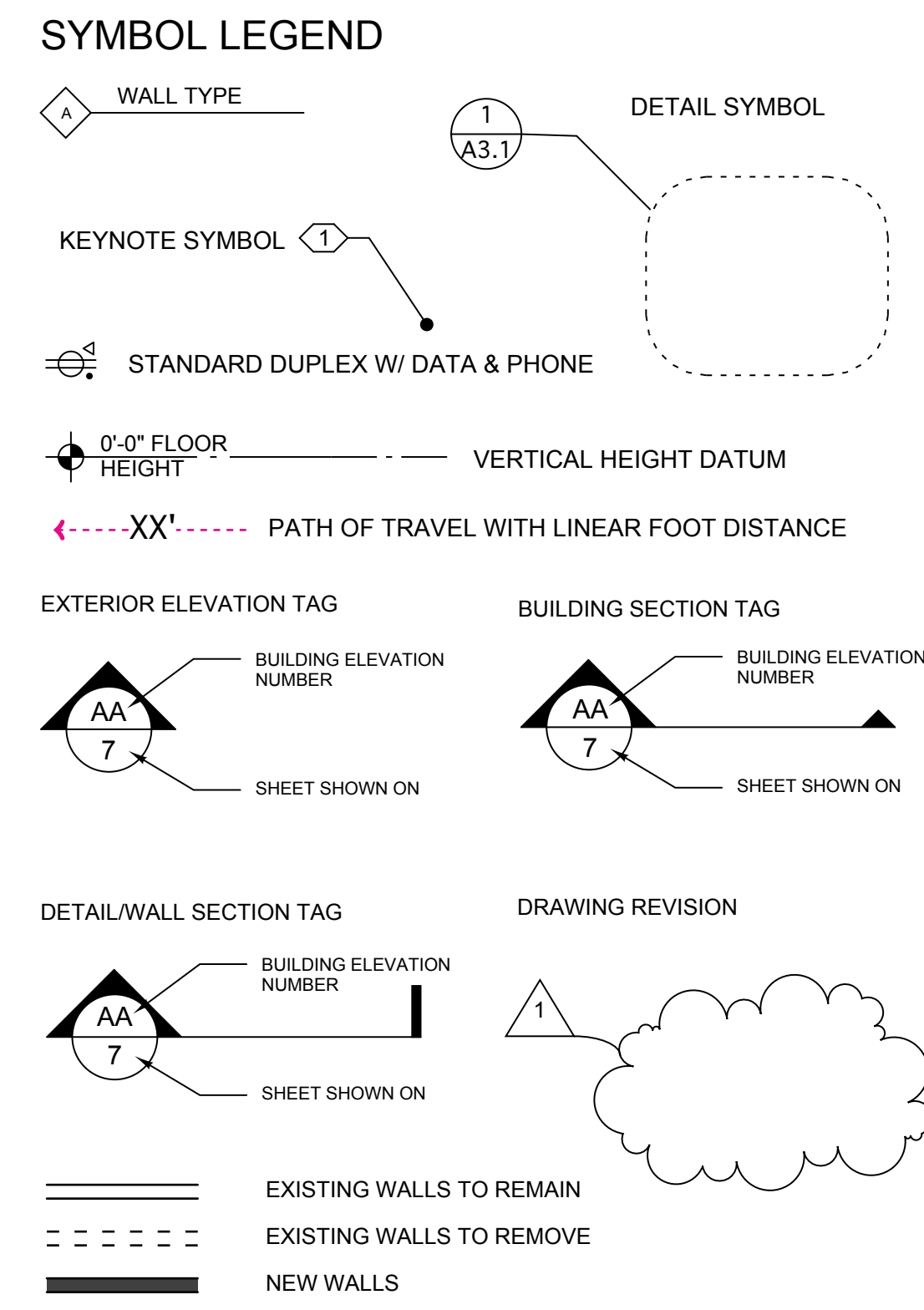
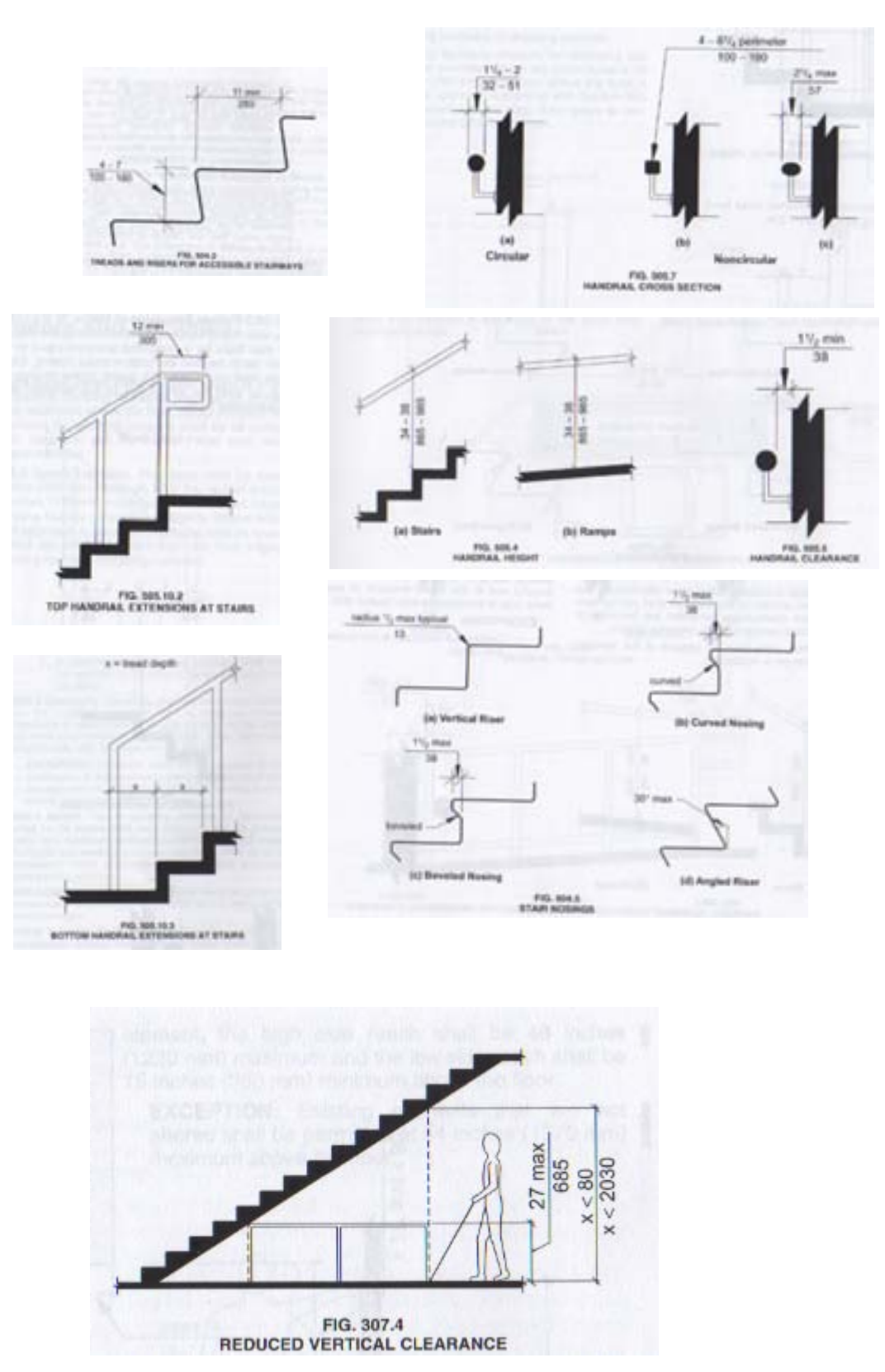
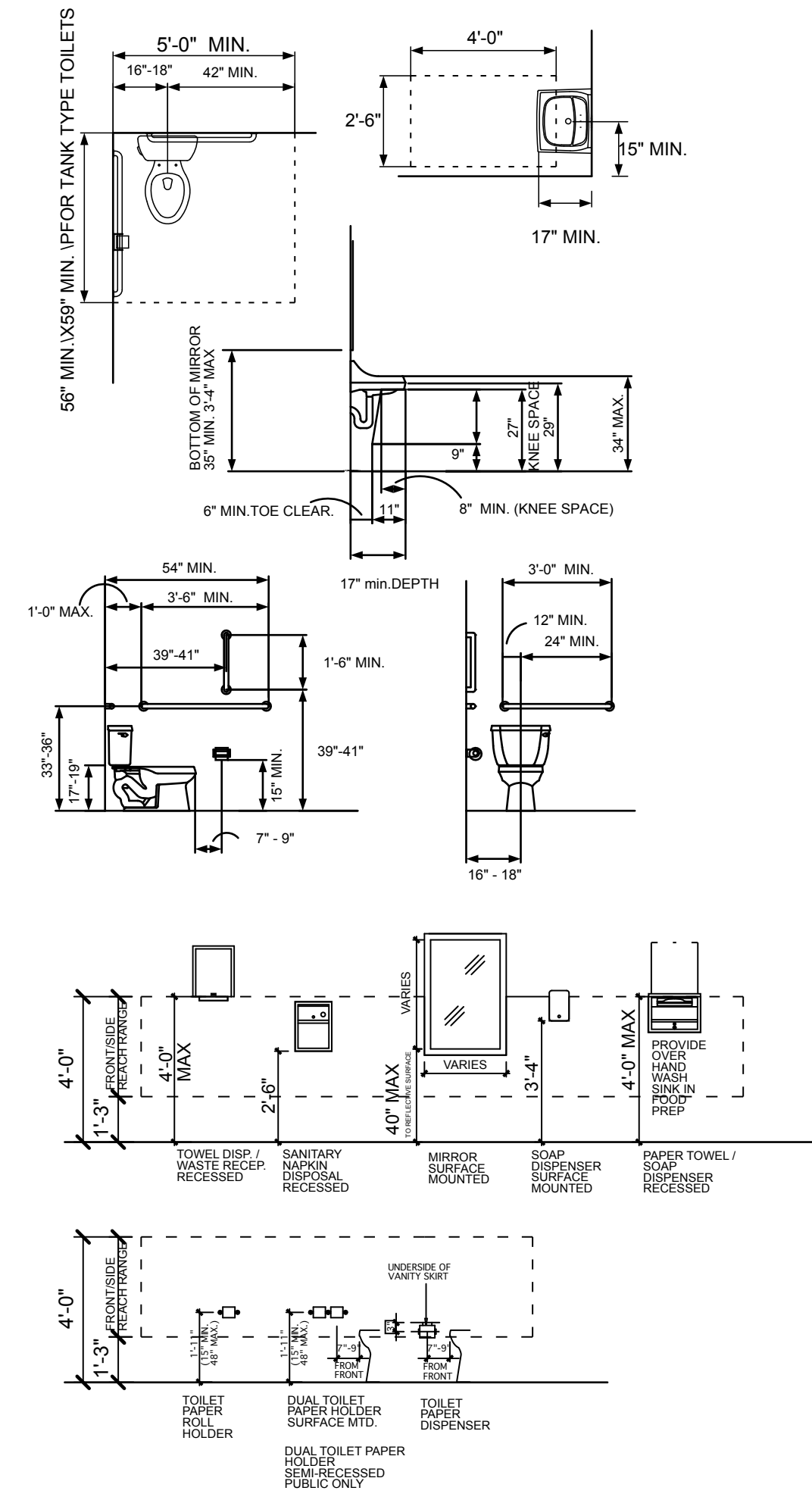
THE SCOPE OF WORK UNDER THIS PERMIT IS TO MAKE THE NECESSARY MODIFICATIONS IN ORDER TO CREATE 2 TENANT SPACES AS A VANILLA BOX SEPARATED MIXED-USE. 1ST FLOOR A3- GALLERY 2ND FLOOR - GALLERY. BOTH SPACES TO HAVE SEPARATE EGRESS &

SECOND MEANS OF EGRESS FROM THE 2ND FLOOR TO BE ACCOMPLISHED VIA EXTERIOR FIRE STAIRS.

ADA ACCESSIBILITY ITEMS TO BE INCLUDED:
1. ADA RAMP FROM SIDEWALK TO ENTRY DECK
2. INTERNAL ADA RAMP FOR ACCESS TO PRIMARY ENTRY TO GALLERY.
3. ADA COMPLIANT RESTROOMS

M, E, P TO BE PERFORMED UNDER THIS PERMIT. PERMITS WILL BE APPLIED FOR BY EACH RESPECTIVE SUB-TRADE.

ADA COMPLIANT DETAILS



2 SITE PLAN 1" = 20'



1 LOCATION MAP N.T.S.

BUILDING CODE DATA

JURISDICTION:
RICHMOND, VIRGINIA

APPLICABLE CODES:
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2009 ANSI A117.1 ACCESSIBLE AND USEABLE BLDGS & FACILITIES
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL FIRE CODE (IFC)

USE GROUP:
PROPOSED: 1ST FLOOR - A3 - GALLERY
2ND FLOOR - A3 - GALLERY

CONSTRUCTION TYPE:
EXISTING: VB

FIRE PROTECTION: FULLY SPRINKLERED

SQUARE FOOTAGE:
ALLOWABLE:
1ST FLOOR: A3 - 6,000 SF
2ND FLOOR: A3 - 6,000 SF
PROPOSED:
1ST FLOOR: A3 - 2,948 SF
2ND FLOOR: A3 - 2,948 SF

HEIGHT:
ALLOWABLE:
A3 - 1 STORY (2 STORY W/ SPRINKLER)
PROPOSED:
A3 - 2 STORY (W/ SPRINKLER)

OCCUPANCY:
1ST FLOOR: A3 - 217 (NET) / 30 = 71 OCCUPANTS
TOTAL 1ST FL = 71 OCCUPANTS
2ND FLOOR: A3 - 217 (NET) = 72 OCCUPANTS
TOTAL 2ND FL = 49 OCCUPANTS
(LIMIT OCCUPANCY TO 49 PER TABLE 1015.1 ONE EXIT)

EGRESS TRAVEL LENGTH: PER TABLE 1014.3
COMMON PATH OF TRAVEL: A3 = 75'
MAXIMUM TRAVEL DISTANCE: 250' (TABLE 1016.2)

EGRESS WIDTH: (TABLE 1018.2)
REQUIRED: 1ST FLOOR - 44" MIN.
PROVIDED: 44" THROUGHOUT
REQUIRED: 2ND FLOOR - 36" MIN. (OCCUPANCY LESS THAN 50)
PROVIDED: 36" THROUGHOUT

MIN. NUMBER OF EXITS: (IBC SECTION 1015)
1ST FLOOR: A3: 2 (REQUIRED) 2 (PROVIDED)
2ND FLOOR: A3: 1 (REQUIRED) 1 (PROVIDED) (OCC. LIMIT TO 49)

1ST FLOOR FIXTURES: (IBC TABLE 2902.1.B) (OCCUPANCY 71 1 M/F BATHROOM REQUIRED)
M=36 W=36 FOR TOTAL OF OCCUPANTS = 72
REQUIRED: WC: M=1/125 W=1/65, LAV=1/200
WC: 1 M=36/125, 1 W=36/65, 1 LAV M/F=36/200
PROVIDED:
WC: 1M/F, 1 LAV M/F
SERVICE SINK: EXISTING
DRINKING FOUNTAIN: EXISTING

2ND FLOOR FIXTURES: (IBC TABLE 2902.1.B) (OCCUPANCY 71 1 M/F BATHROOM REQUIRED)
M=36 W=36 FOR TOTAL OF OCCUPANTS = 72
REQUIRED: WC: M=1/125 W=1/65, LAV=1/200
WC: 1 M=36/125, 1 W=36/65, 1 LAV M/F=36/200
PROVIDED:
WC: 1M/F, 1 LAV M/F
SERVICE SINK: PROVIDED
DRINKING FOUNTAIN: PROVIDED

PROJECT:
MODIFICATIONS TO:
200 W. MARSHALL STREET, RICHMOND, VIRGINIA

OWNER:
VANDERBILT PROPERTIES, LLC
PO BOX 707 PMB 12788, RICHMOND, VA 23235

COVER SHEET & CODE DATA

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

REVISIONS

| |
|-----|
| N/A |
| N/A |
| N/A |
| N/A |
| N/A |

INDEX OF DRAWINGS

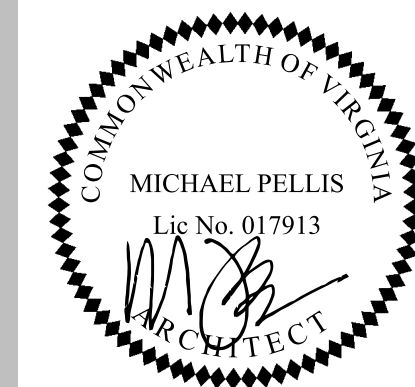
| SHEET | DESCRIPTION |
|----------------|---------------------------------------|
| ARCHITECTURAL: | |
| CS | COVER SHEET |
| A1.0 | PROPOSED 1ST FLOOR PLAN & EGRESS PLAN |
| A1.2 | PROPOSED 2ND FLOOR PLAN & EGRESS PLAN |

CONTACT INFORMATION

OWNER:
VANDERBILT PROPERTIES, LLC
PO BOX 707 PMB 12788
RICHMOND, VA 23235
CONTACT: BRUCE VANDERBILT
brucevanderbilt@gmail.com
804.248.5462

ARCHITECT:
MICHAEL PELLIS ARCHITECTURE, PLC
1816 RED QUEEN COURT
N. CHESTERFIELD, VA 23235
CONTACT: MICHAEL PELLIS
michael@michaelpellis.com
804.212.9024

CS
DATE
JANUARY 11, 2019



PROPOSED PLAN KEY NOTES

- ① INFILL EXISTING OPENING WITH FLOOR FRAMING AND MATCH EXISTING FLOOR FINISH
- ② INSTALL NEW HI/O BARRIER FREE ADA COMPLIANT DRINKING FOUNTAIN

PARTITION TYPE KEY NOTES

- A 1HR EGRESS STAIRWELL WALL UL311 - 2 X 6 WOOD STUDS (FLOOR TO DECK) FILLED W/ CELLULOSE INSULATION W/ 5/8" TYPE 'X' GYP. BOTH SIDES
- B 1HR EGRESS UNDERSIDE OF STAIRS RATED PER UL - L505 - (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. W/ RESILIENT CHANNEL SANDWICHED BETWEEN LAYERS.
- C TYPICAL INTERIOR WALL - 2 X 4 WOOD STUDS 5/8" GYP. BOTH SIDES. PROVIDE 2 X 6 STUDS ALONG PLUMBING WALLS AND USE CELLULOSE INSULATION ON ALL BEDROOM & BATHROOM WALLS.
- D TYPICAL INFILL WALL - 2 X 4 WOOD STUDS 5/8" GYP. FINISH SIDE ONLY. AND USE CELLULOSE INSULATION ON ALL BATHROOM WALLS.
- E EXISTING 1HR CEILING - 3/4" T&G WOOD FLOORING OVER 5/4" T&G WOOD SKIP SHEATHING OVER 2 X 12 NOMINAL LUMBER W/ 1" T&G ATTACHED TO BOT. OF STUDS AND FACED WITH 12 GA TIN CEILING.

DOOR TYPE KEY NOTES

- ① 3070 ALUM. STOREFRONT DOUBLE DOORS & FRAME W/ TEMPERED FULL LITE GLASS. FIELD VERIFY SIZES. FINISH - DARK BRONZE. ENTRY LOCKSET. PANIC HARDWARE INSTALLED PER VCC SECTION 1008.1. W/ ADA COMPLIANT CLOSER & THRESHOLD.
- ② 45 MIN. METAL DOOR & FRAME - (3070) PANIC HARDWARE. PER VCC SECTION 1008.1. W/ ADA COMPLIANT CLOSER & THRESHOLD.
- ③ 36" X 84" SOLID CORE WOOD DOOR IN METAL FRAME. - FLUSH, NO LITE - PRIVACY LOCKSET
- ④ EXISTING WOOD DOORS TO REMAIN OPERABLE AND SECURED IN OPEN POSITION WHEN 2ND STORY IS OCCUPIED.

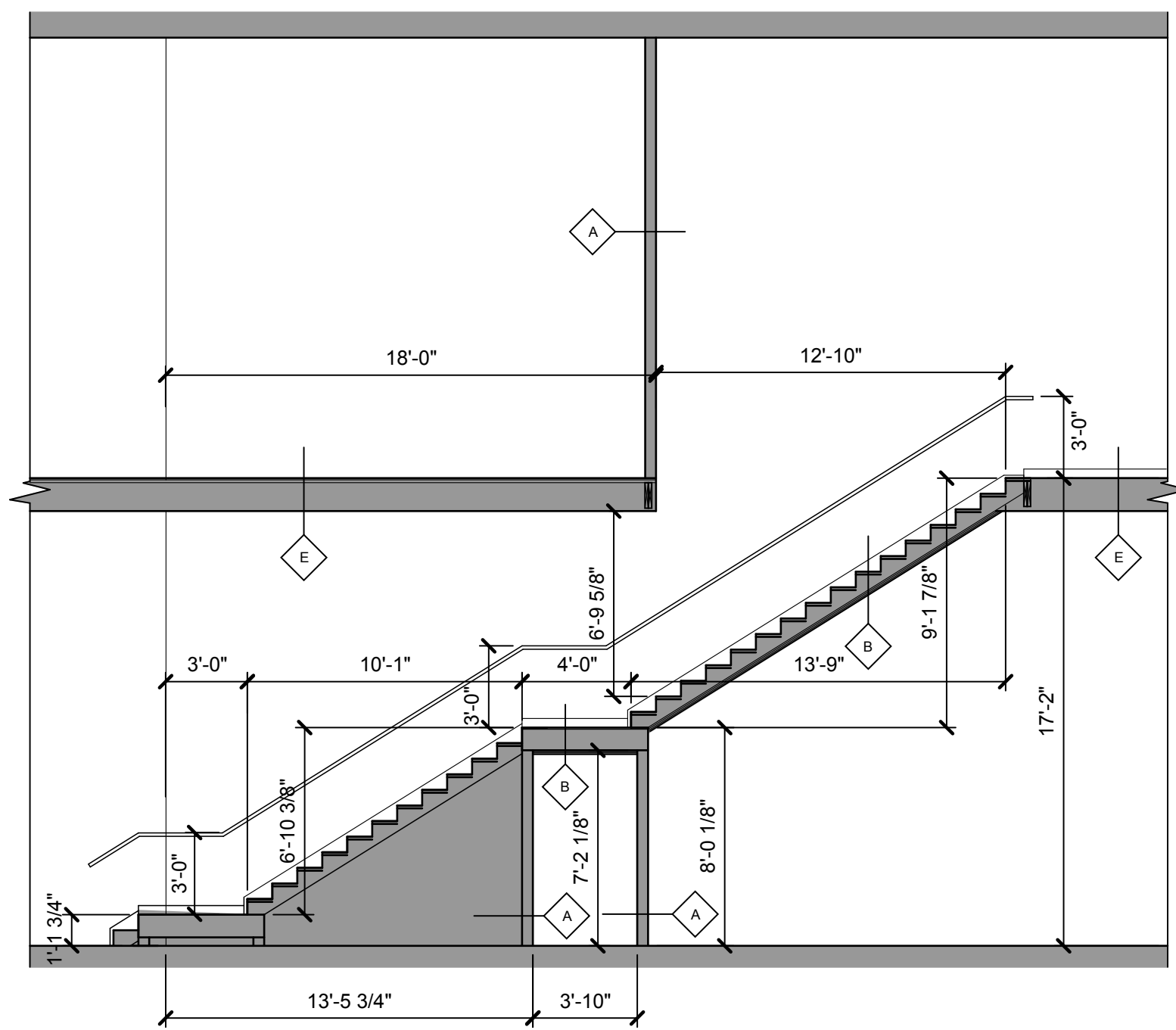
INTERIOR DOORS:
 - SOLID CORE WOOD DOORS & KNOCK DOWN METAL FRAMES.
 - STAIN GRADE FLUSH WOOD DOORS.
 - CYLINDRICAL LEVER HARDWARE, HINGES AND WALL STOPS.
 - ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.

EXTERIOR DOORS:
 - ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.

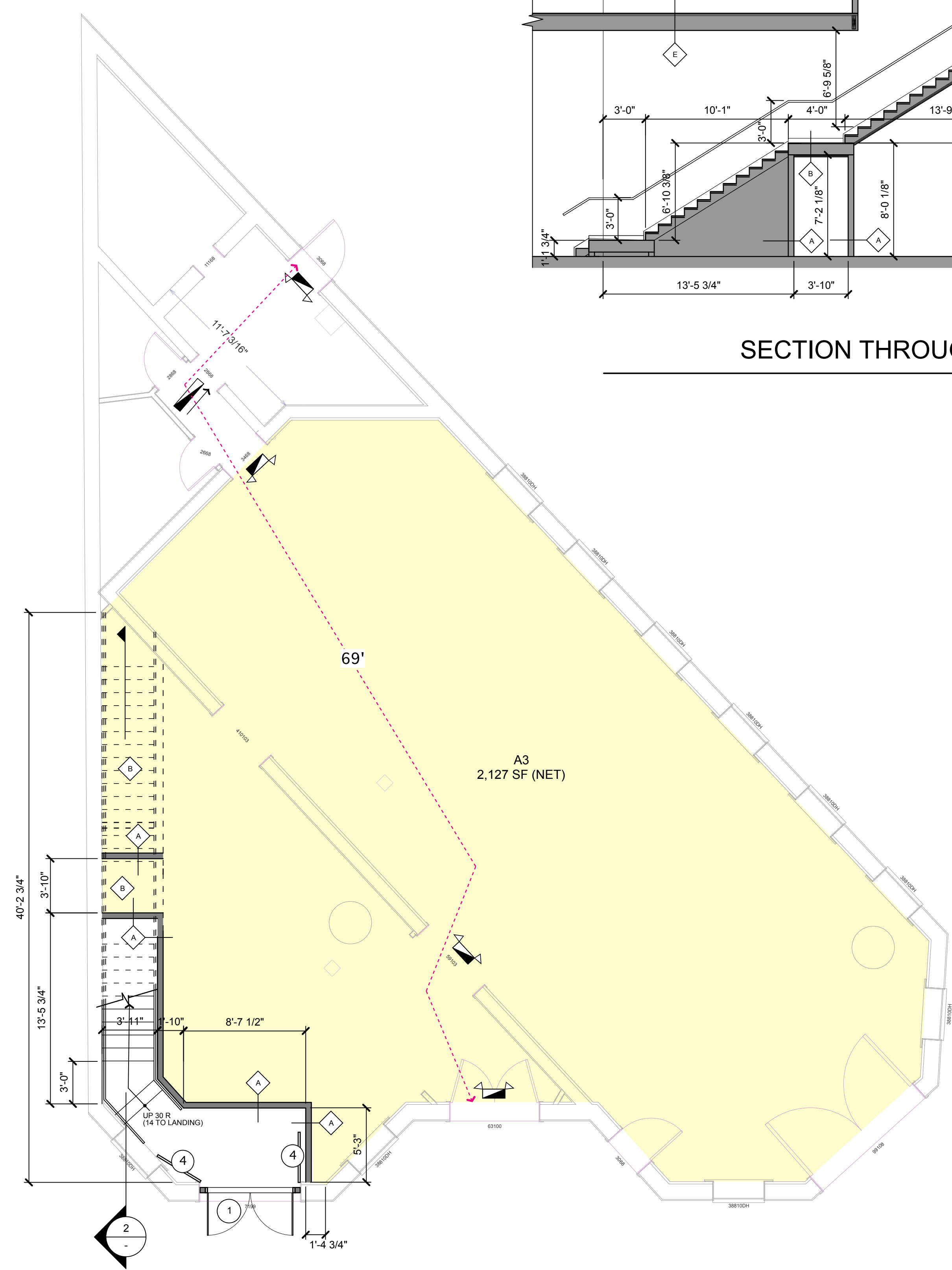
DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN

EGRESS KEY NOTES

- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE APPLIES)
- ILLUMINATED EXIT SIGN W/ BATTERY BACKUP EMERGENCY EGRESS LIGHTING
- EMERGENCY EGRESS LIGHTING WITH BATTERY BACK-UP
- PATH OF TRAVEL WITH LINEAR FOOT DISTANCE



SECTION THROUGH STAIR 2
 1/4" = 1' - 0"



1ST FLOOR PLAN 1
 3/16" = 1' - 0"

2,948 SF GROSS

PROJECT: **MODIFICATIONS TO:** 200 W. MARSHALL STREET, RICHMOND, VIRGINIA

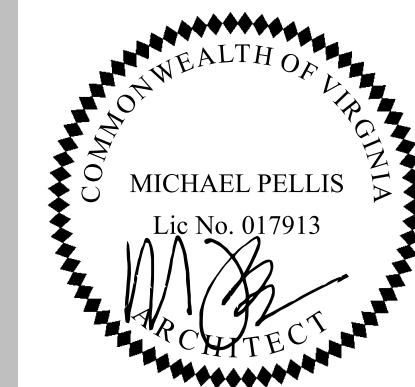
OWNER: **VANDERBILT PROPERTIES, LLC**
 PO BOX 707 PMB 12788, RICHMOND, VA 23235

PROPOSED FLOOR PLAN

| REVISIONS |
|-----------|
| N/A |
| N/A |
| N/A |
| N/A |
| N/A |

A1.0
 DATE: JANUARY 11, 2019

MICHAEL PELLIS ARCHITECTURE
 www.michaelpellis.com
 804.212.9024
 michael@michaelpellis.com



PROPOSED PLAN KEY NOTES

- ① INFILL EXISTING OPENING WITH FLOOR FRAMING AND MATCH EXISTING FLOOR FINISH
- ② INSTALL NEW HI/LO BARRIER FREE ADA COMPLIANT DRINKING FOUNTAIN
- ③ INSTALL NEW GRAB BARS W/ MASONRY EXP. ANCHORS DIRECTLY INTO EXISTING BRICK FLUE.
- ④ INSTALL NEW 200 AMP ELECTRICAL PANEL W/ 36" X 36" CLEAR (SHOWN DASHED)

PARTITION TYPE KEY NOTES

- A 1HR EGRESS STAIRWELL WALL UL311 - 2 X 6 WOOD STUDS (FLOOR TO DECK) FILLED W/ CELLULOSE INSULATION W/ 5/8" TYPE 'X' GYP. BOTH SIDES (OVER RESILIENT CHANNEL STAIR SIDE ONLY)
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- F INFILL 1HR ASSEMBLY - 2 X WOOD FRAMING WITH 5/8" TYPE 'X' GYP. BD. FINISH SIDE. - FINISH FLUSH W/ ADJACENT FINISH & FIRE CAULK ALONG THE EDGES

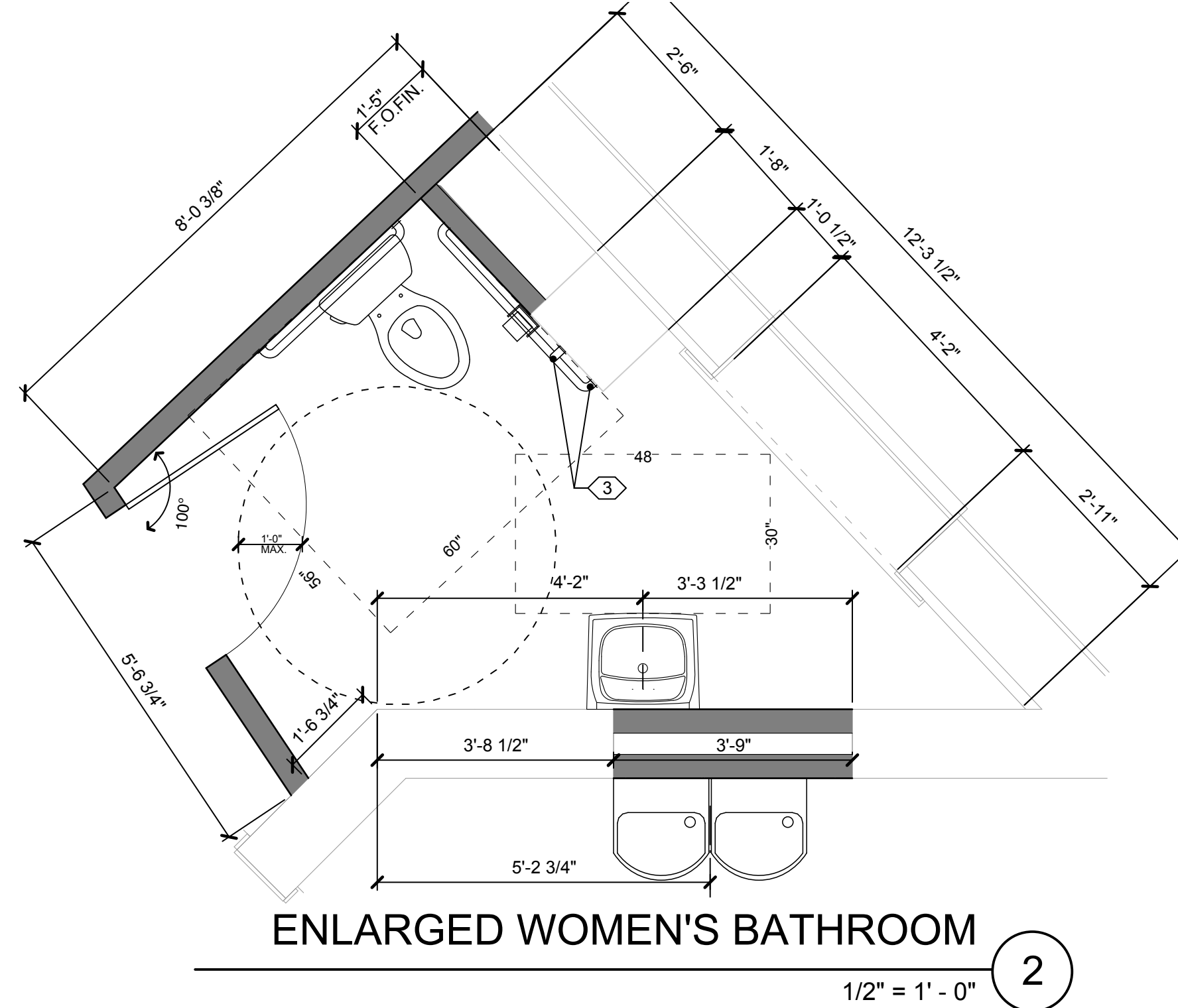
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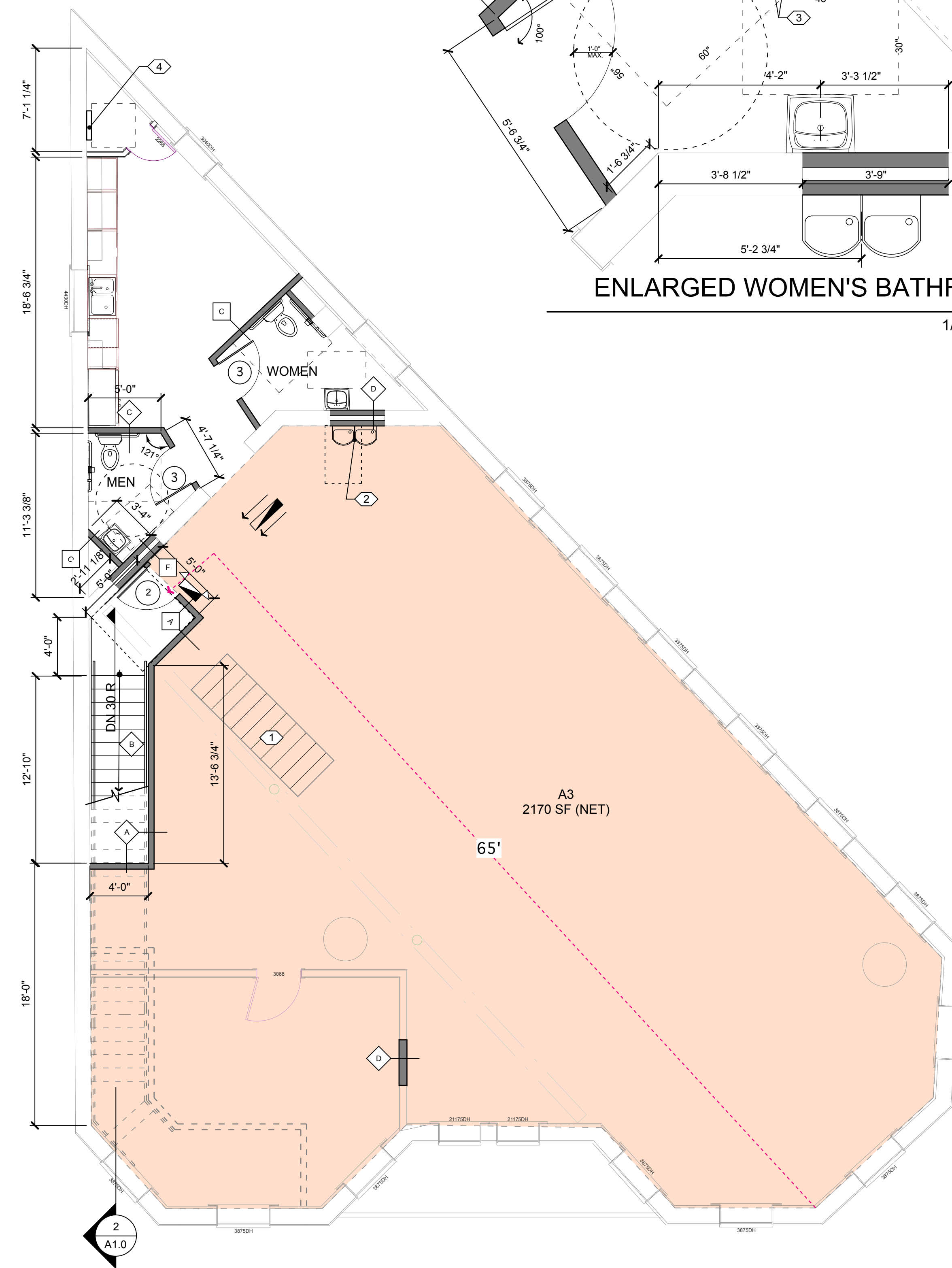
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ENLARGED WOMEN'S BATHROOM

1/2" = 1' - 0" ②



2ND FLOOR PLAN

2,948 SF GROSS

3/16" = 1' - 0" ①

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OWNER: **VANDERBILT PROPERTIES, LLC**
PO BOX 707 PMB 12788, RICHMOND, VA 23235

PROPOSED PLAN

REVISIONS

| |
|-----|
| N/A |
| N/A |
| N/A |
| N/A |
| N/A |

A1.2

DATE: JANUARY 11, 2019

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 200 W Marshall Street

Historic district Jackson Ward

| |
|------------------------|
| Date/time rec'd: _____ |
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APPLICANT INFORMATION

Name Bruce Vanderbilt

Phone 804-248-5462

Company Vanderbilt 5 LLC

Email brucevanderbilt@gmail.com

Mailing Address PO Box 707 #12788

Richmond VA 23218

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name Same

Company _____

Mailing Address _____

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)

We are proposing to remove the awnings on the building. The awnings on the building today are a poor replication of early awnings installed on the building. They are not accurate in size or material. The building did not have awnings for the majority of it's existence.

ACKNOWLEDGEMENT OF RESPONSIBILITY

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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

Date 1-26-2019

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT**

June 25, 1997 Meeting

9. APPLICATION NO. 97-053 (T. Robinson)

200 West Marshall Street (Fire Museum)

1. Install awnings on second floor windows

The applicant proposes to install awnings on all 17 of the second floor windows of the Virginia Fire and Police Museum at 200 West Marshall Street. The "Steamer Company No. 5" building was built in 1883, replacing an earlier facility. Based on a photograph from 1894, the structure had steeply sloped, striped awnings with scalloped valances. The proposed awnings will be 4 feet tall and project out 3 feet. The scalloped valance will be 8 inches tall. The awnings will be striped, white with dark red/cranberry (Sunbrella style no. 5703). A sample of the awning material will be available at the meeting.

Staff recommends consent agenda approval of the project as proposed. The striped awnings are appropriate to the Victorian style building and will add color and visual interest.

Proposal to Remove Awnings

- The awnings on the building today are a poor replication of early awnings installed on the building. They are not accurate in size or material.
- Awnings did not exist on the buildings for the majority of it's existence. It's unknown if they were installed on the building at construction in 1883 or sometime after.
- In 1997 the CAR approved the addition of awnings specifying striped material and scalloped valances. The awnings today do not conform this approval.

Today



1894



1910



1920s



1940s



1966

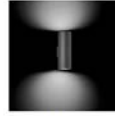


1970s



1980s

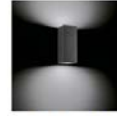




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