



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-6569  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



## Property (location of work)

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

Historic District: \_\_\_\_\_

### Applicant Information

### Billing Contact

### Owner Information

### Billing Contact

Name: \_\_\_\_\_

Same as Applicant

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

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

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

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

Phone: \_\_\_\_\_

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

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

\_\_\_\_\_

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

Applicant Type:    Owner    Agent    Lessee

\_\_\_\_\_

Architect    Contractor

\_\_\_\_\_

Other (specify): \_\_\_\_\_

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

## Project Information

Project Type:    Alteration                  Demolition                  New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):

## 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 an application. 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 an application materials should be prepared in compliance with zoning.

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

# Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)

**Staff Contact:** (804)-646-6569 | [alex.dandrige@rva.gov](mailto:alex.dandrige@rva.gov) | [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)

## Submission Instructions

**Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:**

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

## Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

## Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25



October 27<sup>th</sup>, 2022

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: 2214 E Marshall Street (E000-0257/013)**

Members of the Commission,

I represent the property owner in an application for review by the Commission of Architectural Review of the proposed construction of a new single-family attached dwelling on the property known as 2214 E Marshall Street (the “Property”). The applicant is proposing to construct a new dwelling on the vacant western portion of the lot to be known as 2210 E Marshall Street.

The Property is located on the northern line of E Marshall Street between N 22<sup>nd</sup> and N 23<sup>rd</sup> 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 22<sup>nd</sup> and N 23<sup>rd</sup> Streets, the Property is currently occupied by a single-family dwelling located on the eastern portion of the parcel. The western portion of the parcel, where the proposed dwelling would be constructed, is described as an “orphan lot” by the City Assessor. The creation of this “orphan lot” is likely due to the fact that to the east are detached dwellings which were constructed c. 1860 while to the west are a series of five attached dwellings constructed c. 1885. The overall typology of structures on the block consists of a range of dwelling ages, styles, and uses. While the Property and those to the east consist of detached, brick and frame Greek Revival dwellings, those to the west consist of attached and detached Queen Anne dwellings. The southern line of the block includes an early 20<sup>th</sup> Century brick commercial building along with two attached dwellings, one of which is Italianate and one which is Queen Anne.

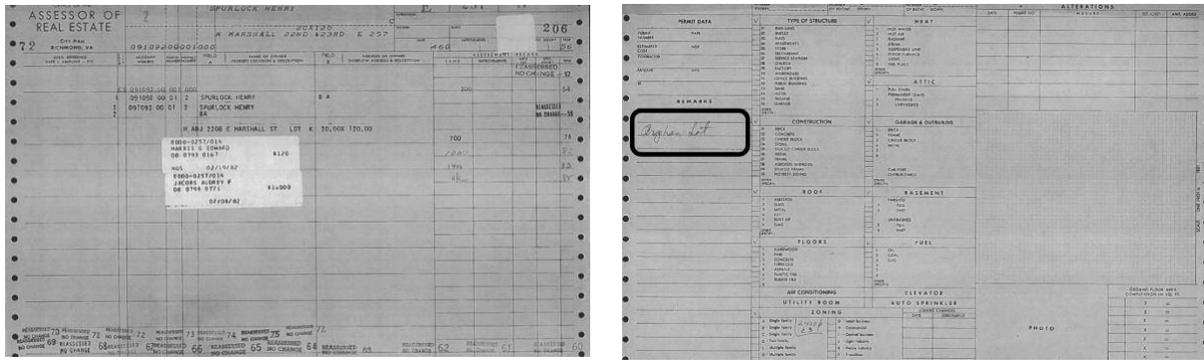


Figure 1: Historic Assessor's Card noting the "orphan lot"

The Property owner is proposing to construct a three-story single-family semi-attached dwelling on the Property. The dwelling will be of a modern row-house design with a setback third floor, similar to the design of other dwelling which have recently been approved by CAR. The proposed design would prevent a sense of false historicism with the new dwelling while the setback third floor would acknowledge the existing dwellings in the block by presenting as a two-story dwelling from the street. A modern and desirable floor plan is proposed including open living areas and a third-floor master bedroom with en suite bathroom and terrace access. Quality building materials, including cementitious lap siding, are proposed.

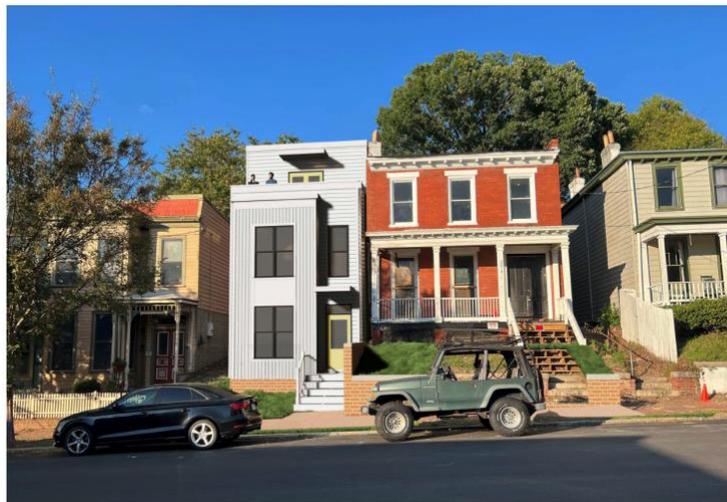


Figure 2: Rendering of proposed dwelling

The proposed design of the dwelling would be compatible with the historical fabric of the block as it recognizes the siting, scale, form and massing of the contributing structures. Due to the existing topography in the block, most dwellings, including those which are attached, do not align vertically with the adjacent properties. The attached historic dwellings at 2201 and 2203 E Marshall provide an excellent example of dwellings which were constructed as attached



Figure 3: Attached dwellings at 2201-2203 E Marshall



Figure 4: Historic Queen Anne dwellings to the west

dwellings, but which are on a separate plane due to the underlying topography. Both the attached (and detached) Queen Anne dwellings to the west of the Property and the detached dwellings to the west also generally display this “stepped” design. The traditional urban single-family attached design of the dwelling is intended to be consistent with the historic character of the neighborhood while recognizing the unique siting and history of the Property.

In conclusion, the proposed design would recognize the historic significance of the neighborhood by creating a new dwelling which would recognize the topography and existing dwellings in the area without attempting to reproduce or diminish the character of those existing historic homes. It would also maintain compatibility with the historical fabric of the neighborhood as it recognizes the siting, scale, form, and massing of the contributing structures in the neighborhood. The proposed dwelling provides modern architectural style, consistent with recent CAR approvals, while also offering new housing in the neighborhood in accordance with the new, award winning, Richmond 300 Master Plan. The proposed single-family attached dwelling would address the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the block and the Church Hill North neighborhood.

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 [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com) or (804)874-6275.

Sincerely,

Mark R. Baker  
Baker Development Resources, LLC

# 2210 EAST MARSHALL STREET

## RICHMOND, VIRGINIA

### PROJECT DATA

#### SCOPE OF WORK:

THE PROPERTY IS 2210 EAST MARSHALL STREET. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 3 STORY SINGLE FAMILY RESIDENCE ATTACHED TO AN EXISTING HOUSE AT 2214 EAST MARSHALL STREET. THE PROPOSED RESIDENCE IS 2,185 SF.

#### ZONING

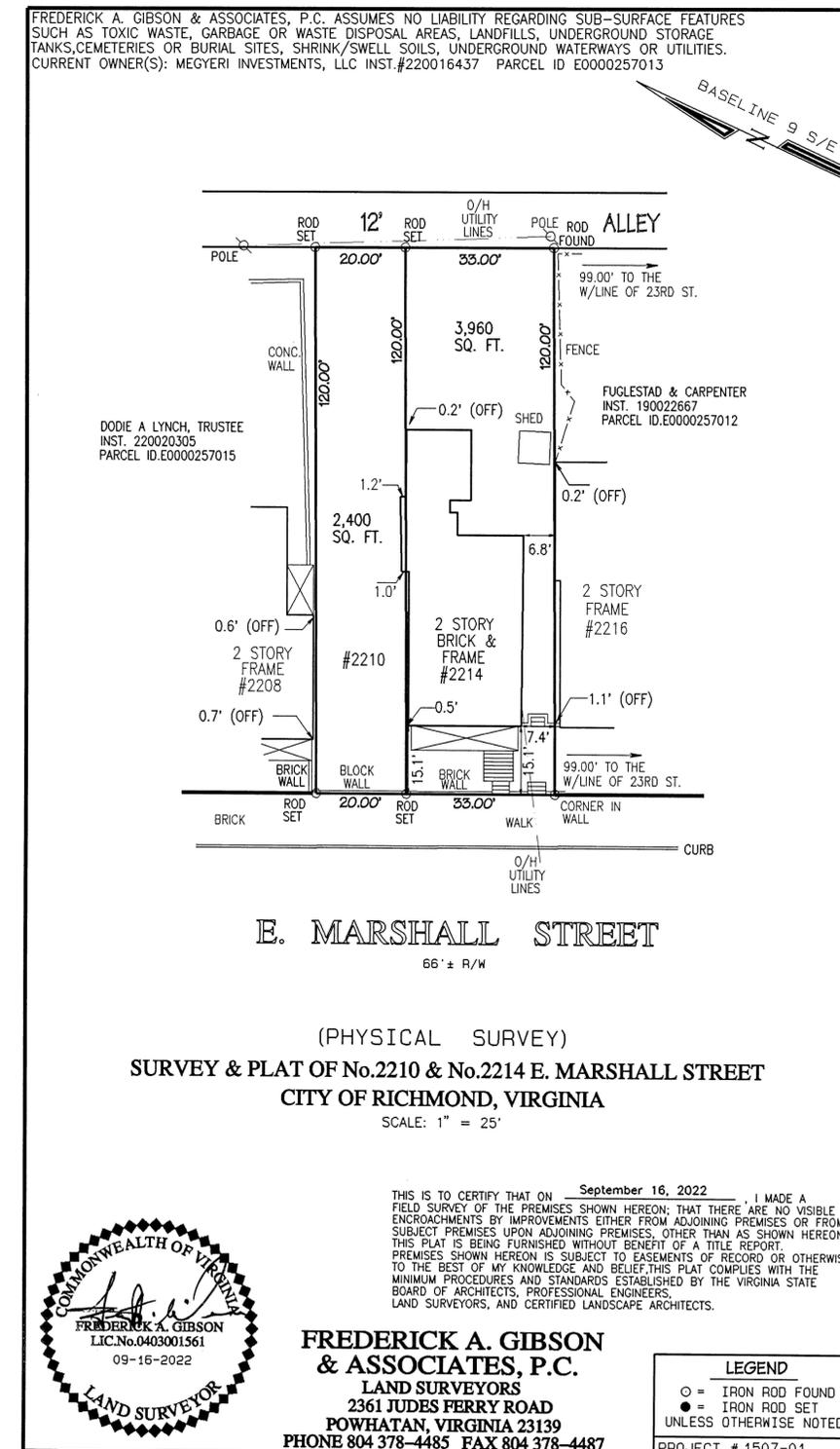
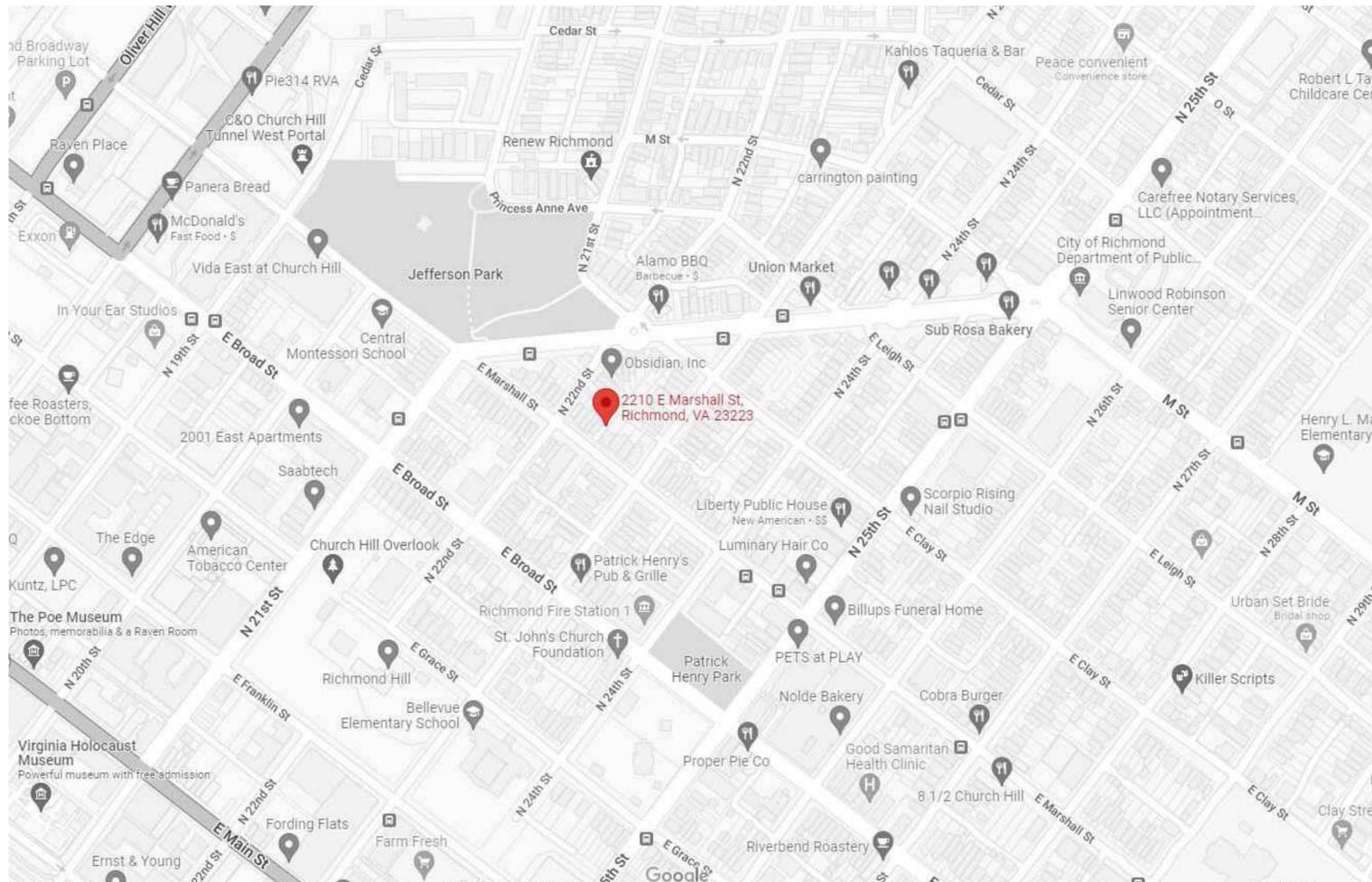
ZONED R-3

#### BUILDING CODE DATA

APPLICABLE CODES  
 -INTERNATIONAL REHABILITATION CODE, VIRGINIA EDITION, 2018  
 -VIRGINIA UNIFORM STATEWIDE BUILDING CODE, VIRGINIA EDITION, 2018  
 -INTERNATIONAL RESIDENTIAL BUILDING CODE, VIRGINIA EDITION, 2018  
 -ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, ANSI A117.1, 2009

### CONSTRUCTION NOTES

- 1) ALL WORK SHALL COMPLY WITH ALL LOCAL AND NATIONAL BUILDING CODE REQUIREMENTS.
- 2) CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WITH CONSTRUCTION. USE NOTED DIMENSIONS ONLY; DO NOT SCALE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 3) ALL WORK SHALL BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS.
- 4) ALL MATERIALS SHALL BE PROPERLY PROTECTED FROM WEATHER CONDITIONS OR POTENTIAL PROBLEMS ON SITE.
- 5) ALL PRODUCTS SHALL BE USED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.
- 6) CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL MANUFACTURERS' DIMENSIONS FOR ANY ROUGH OPENINGS OR ACTUAL INSTALLATION DIMENSIONS.
- 7) CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE.
- 8) CONTRACTOR SHALL VERIFY ALL CABINETS AND CABINETS DIMENSIONS IN FIELD AND COORDINATE SHOP DRAWINGS.
- 9) CONTRACTOR TO PROVIDE DESIGN BUILD MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR OWNER AND ARCHITECT TO REVIEW.
- 10) CONTRACTOR SHALL PROVIDE WOOD BLOCKING FOR CASEWORK AND BATH HARDWARE.
- 11) CONTRACTOR SHALL PROVIDE OWNER WITH ALL MANUALS, GUIDES, WARRANTIES, ETC. FOR ALL EQUIPMENT.
- 12) CONTRACTOR SHALL VERIFY AND PROVIDE TEMPERED GLASS WHERE REQUIRED.
- 13) CONTRACTOR SHALL REVIEW AND COORDINATE ALL EQUIPMENT/APPLIANCE REQUIREMENTS WITH OWNER.
- 14) WALL AND ATTIC INSULATION TO BE UNFACED BATTS OR BLOWN IN CELLULOSE. DO NOT USE VAPOR RETARDER IN WALL ASSEMBLIES.



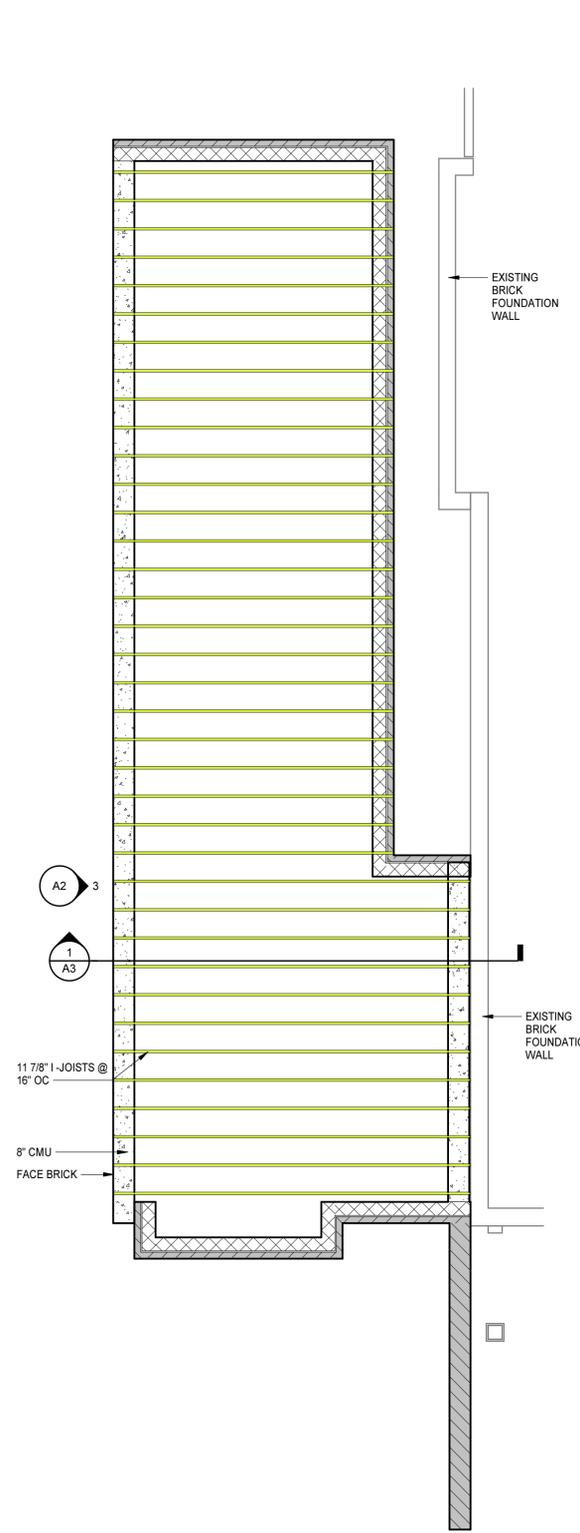
Designer  
**DESIGNER: HISTORIC RICHMOND RENOVATIONS, LLC**

**2210 EAST MARSHALL ST.**  
 RICHMOND, VA

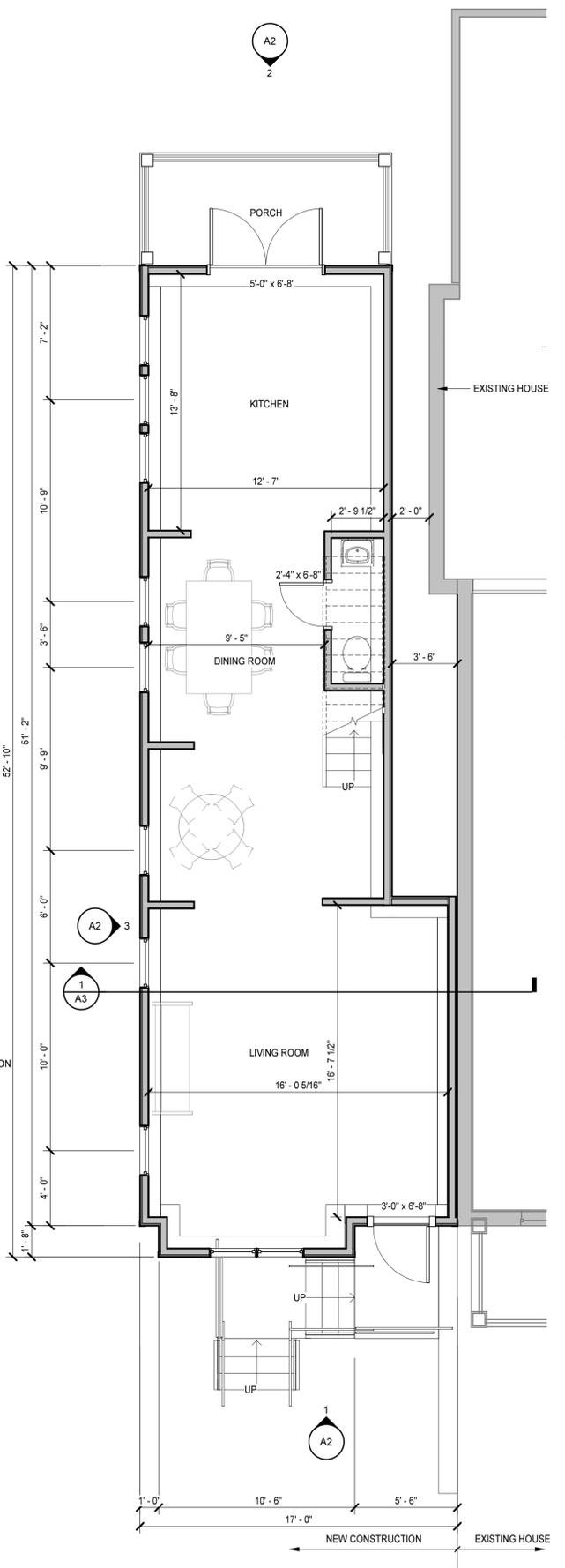
DATE: DECEMBER 3, 2022

**COVER**

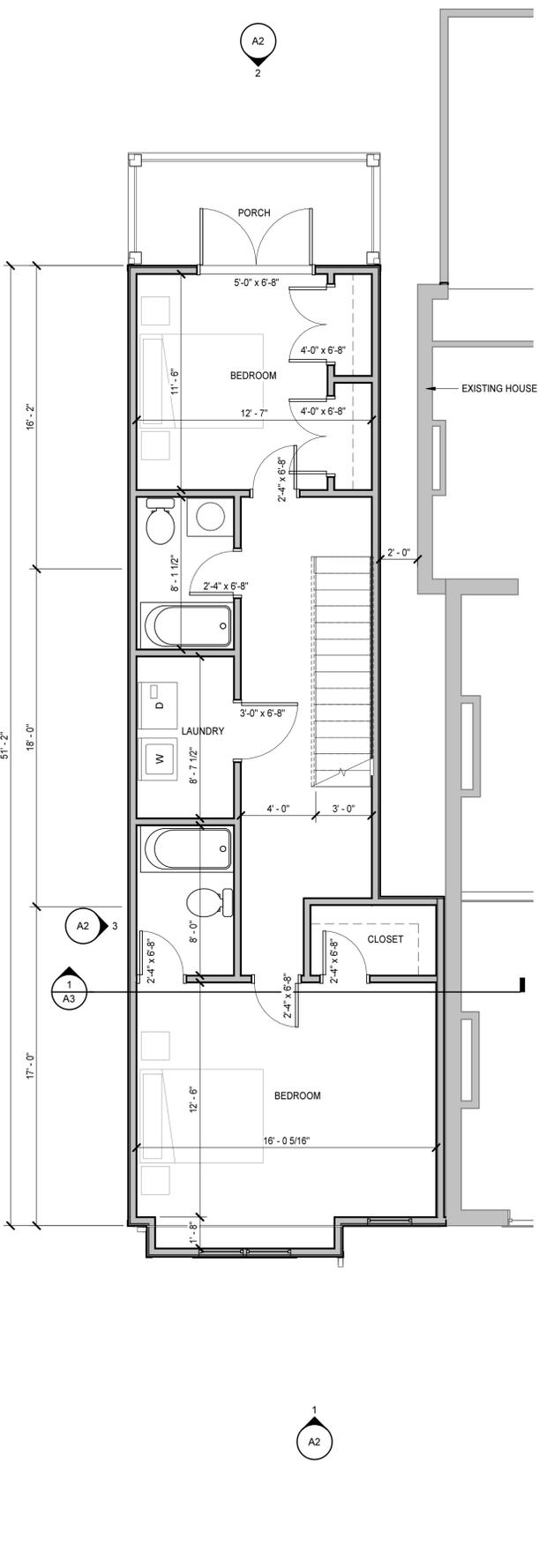
12/3/2022 3:03:16 PM



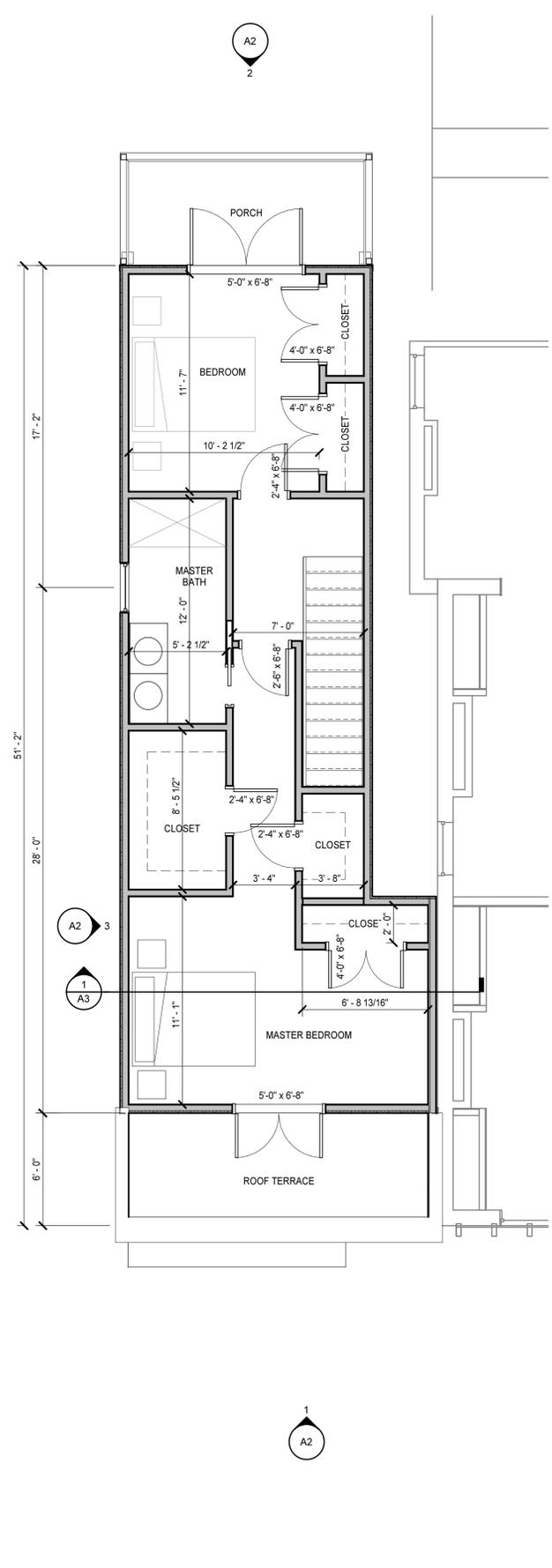
**FOUNDATION PLAN**  
1/4" = 1'-0"



**FIRST FLOOR PLAN**  
1/4" = 1'-0"  
768 SF



**SECOND FLOOR PLAN**  
1/4" = 1'-0"  
768 SF



**THIRD FLOOR**  
1/4" = 1'-0"  
649 SF

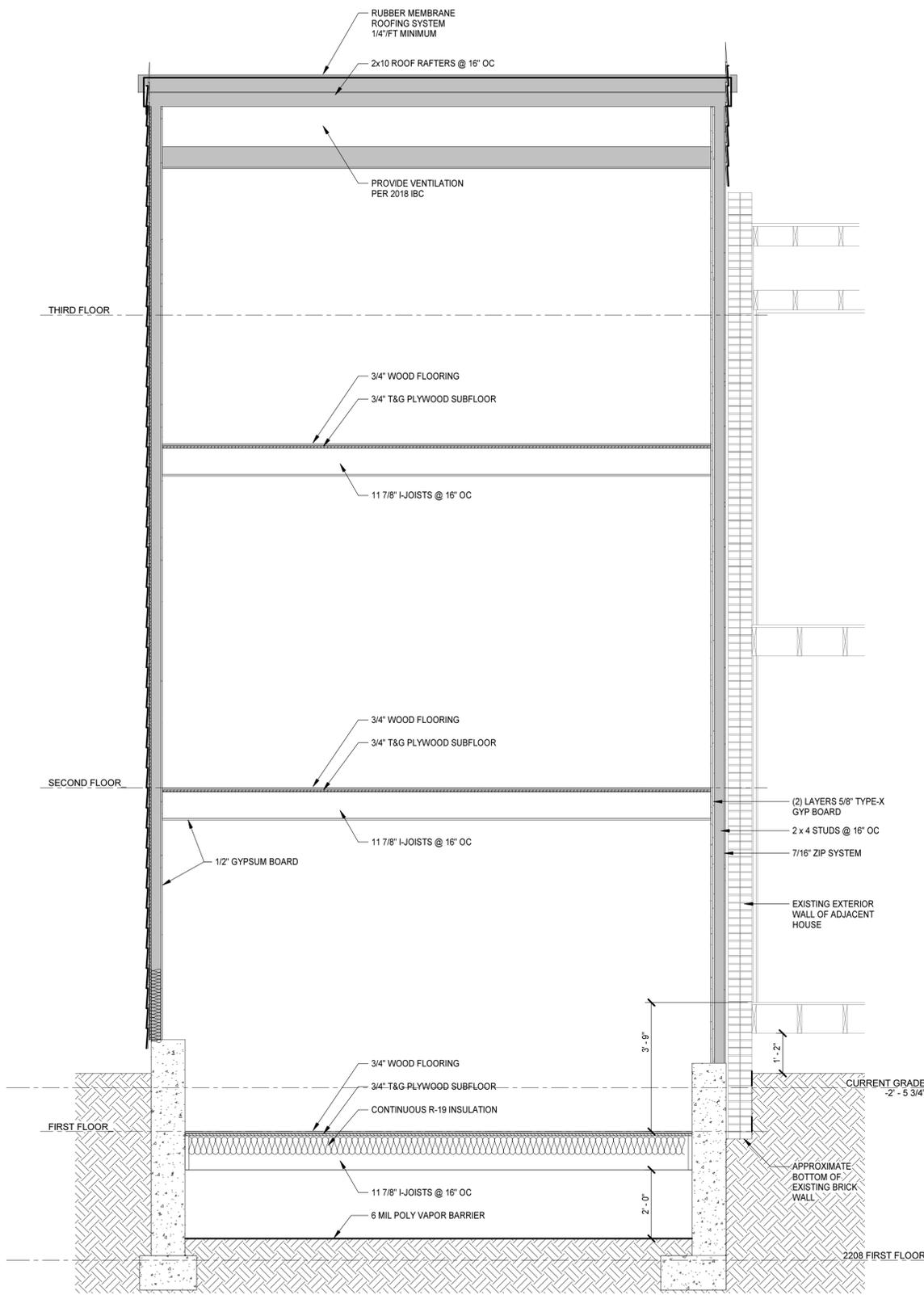
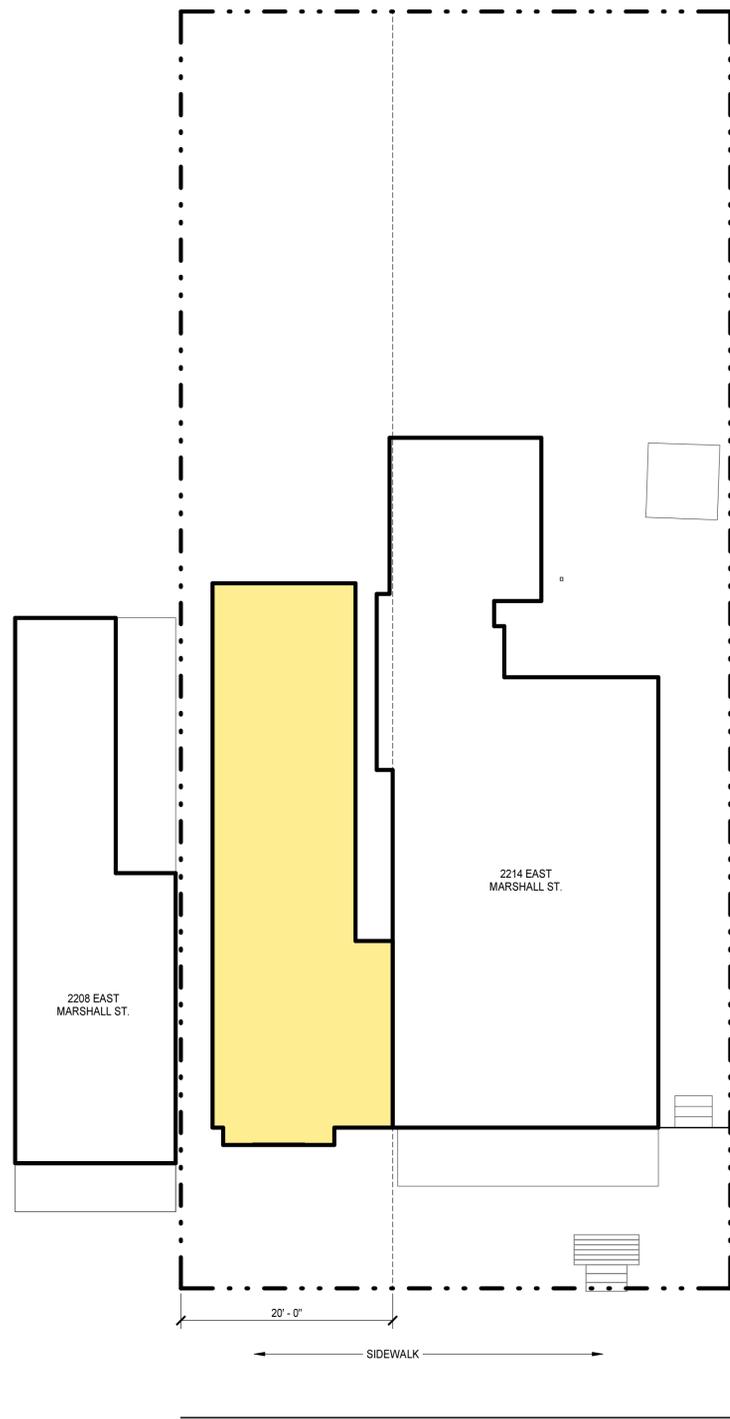
OWNER: MEGYERI INVESTMENTS, LLC  
DESIGNER: HISTORIC RICHMOND RENOVATIONS, LLC

**2210 EAST MARSHALL ST.**  
RICHMOND, VA

DATE: DECEMBER 3, 2022

FLOOR PLANS

A1



**1 WALL SECTION**  
 1/2" = 1'-0"

Designer  
**DESIGNER: HISTORIC RICHMOND RENOVATIONS, LLC**

**2210 EAST MARSHALL ST.**  
 RICHMOND, VA

DATE  
 DECEMBER 3, 2022

SECTION AND  
 SITE PLAN

**A3**



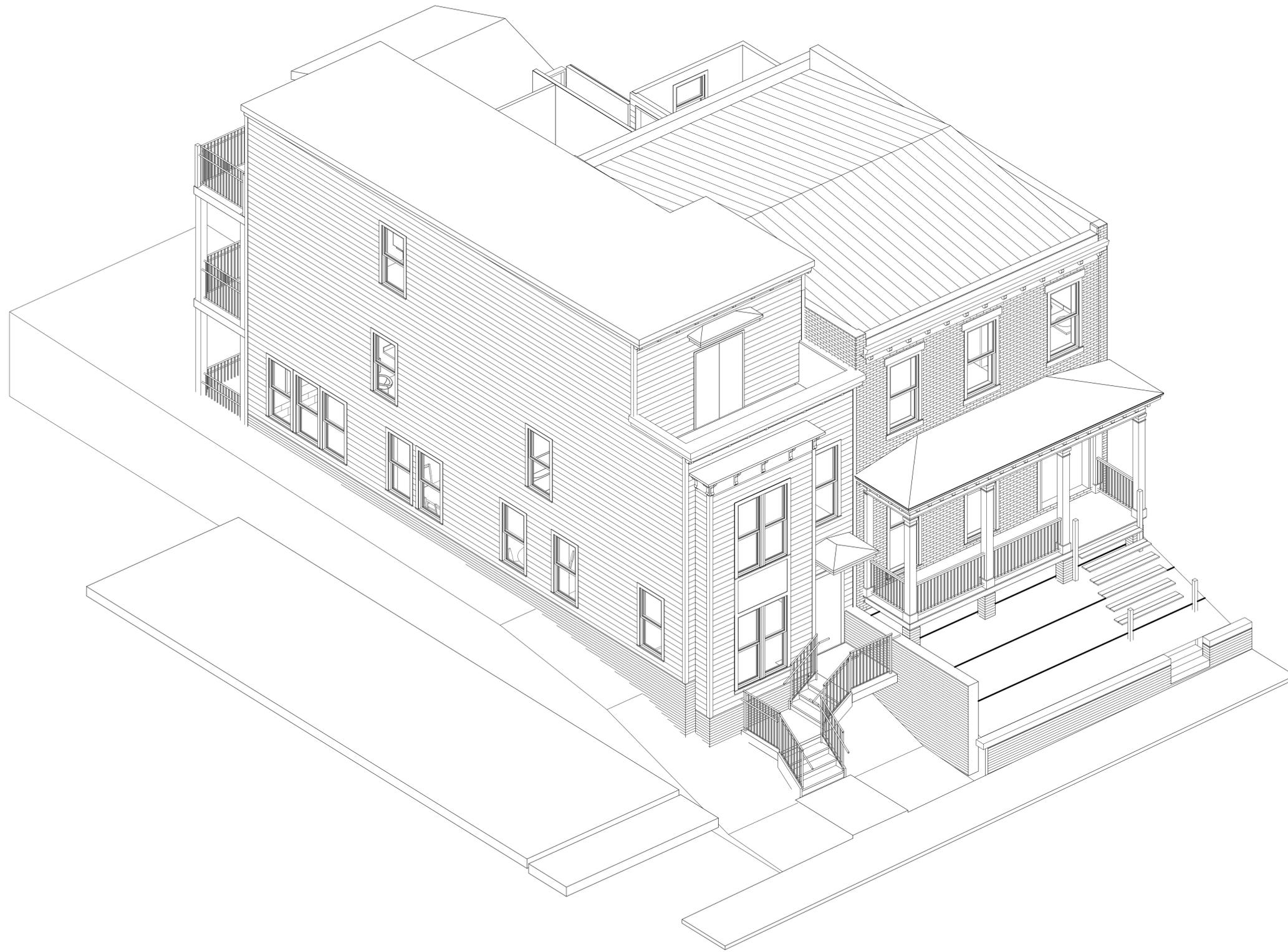
**1 FRONT ELEVATION**  
 A1/A2 1/4" = 1'-0"



**2 REAR ELEVATION**  
 A1/A2 1/4" = 1'-0"



**3 SIDE ELEVATION**  
 A1/A2 1/4" = 1'-0"



Designer  
DESIGNER: HISTORIC RICHMOND RENOVATIONS, LLC

**2210 EAST MARSHALL ST.**  
RICHMOND, VA

DATE:  
DECEMBER 3, 2022

3D AERIAL VIEW