



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: 3302-3308 E Marshall StCurrent **Zoning**: UBHistoric District: Chimborazo Park

Application is submitted for: (check one)

- Alteration
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

Amendment to COA-098251-2021 for partial additional demolition and select replacement of two 1-story commercial storefront facades at previous parcels 3304 and 3306 E Marshall St. per the attached plans

Applicant/Contact Person: Todd Dykshorn

Company: _____

Mailing Address: 728 E Main StCity: RichmondState: VAZip Code: 23219Telephone: (804) 343-1212Email: todd@ado.design

Billing Contact? _____

Applicant Type (owner, architect, etc.): _____

Property Owner: C&M PropertiesIf Business Entity, name and title of authorized signer: Mr. Matt Jarreau, Mr Casey WhiteMailing Address: 611 N 26th StCity: RichmondState: VAZip Code: 23223

Telephone: (____) _____

Email: _____

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.

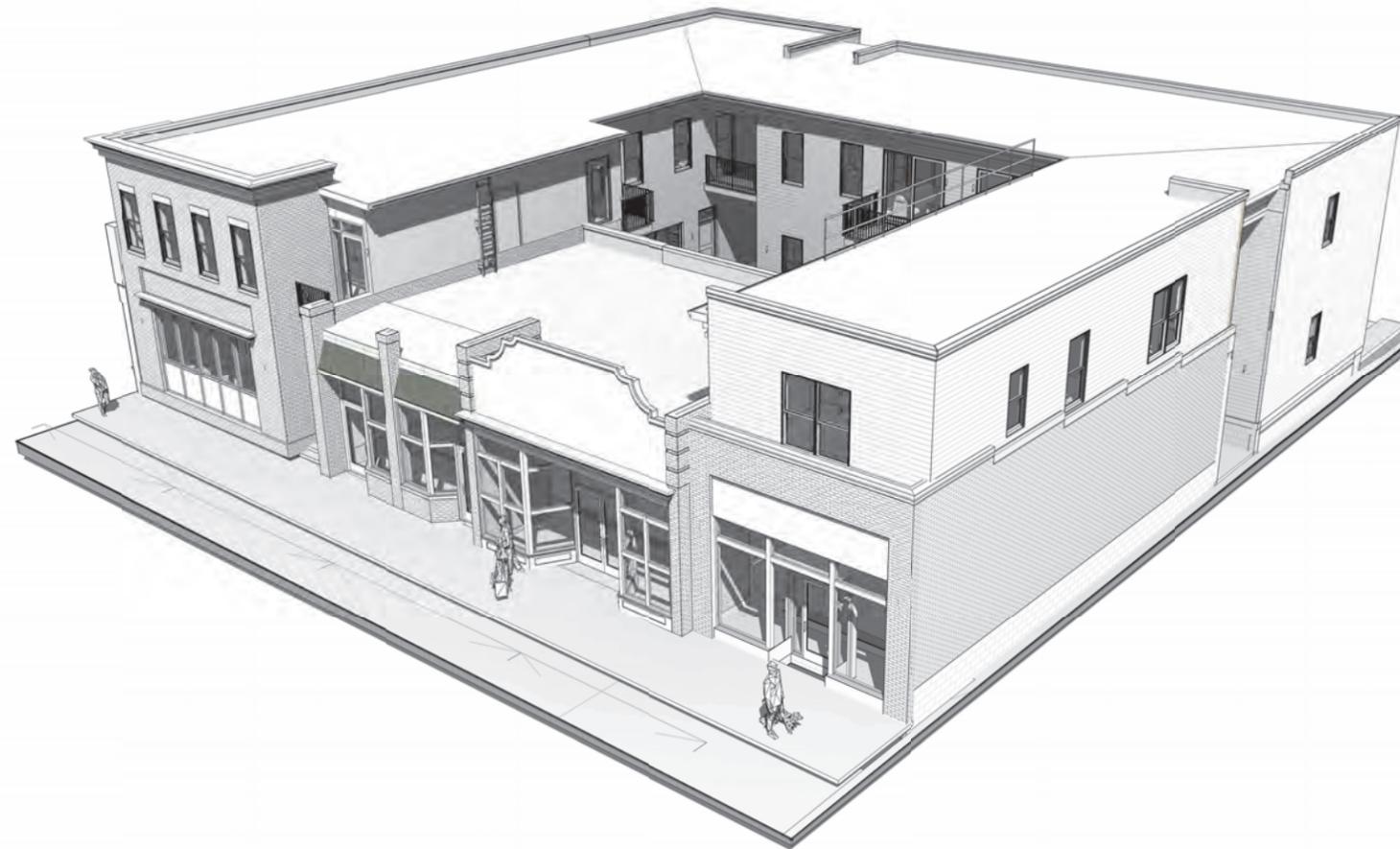
Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, 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: _____

AuthentSign
Casey White

Date: 10/13/23



1 AERIAL VIEW OF PROJECT
CAR 01
 NOT TO SCALE

APPLICANT'S STATEMENT

This application amends a portion of the approved Certificate of Appropriateness COA-098251-2021 (the "COA") following the unanticipated demolition of two 1-story commercial storefronts. The scope of the amendment is the façade and an extension of the reconstructed brick masonry extending eight feet into the commercial bays, with approximately 4 feet on the west wall of the former 3304 E. Marshall property and approximately 11 feet on the east wall of the former 3306 E. Marshall property visible to the right of way (the "Amendment Section") pursuant to the plans prepared by ADO/Architecture Design Office, entitled "3302-3308 E Marshall St. Richmond, VA 23223" and dated October 6, 2023 (the "Plans"). The Applicant has extensive photographic evidence and scanned dimensions of the Amendment Section and has used this information in the Plans for the portions of the storefronts that were to be restored in the COA.

The Amendment Section was previously included in the COA as limited masonry restoration framed awning and parapet trim and the replacement of the parapet, aluminum storefront, storefront windows, doors and bulkhead. The Amendment Section proposed with this application is reconstruction of the masonry identified as (1) and (9) on sheet 05 of the Plans. It is noted that the brick was heavily painted during the COA application and many of the bricks not in a condition to use for reconstruction. The Amendment Section proposes to construct the masonry wall and piers to match that of the demolished masonry. The parapet trim is identified as (3) on the Plans and is proposed as metal with drip edges as shown on sheet 06 of the Plans. The new framed awning is identified as (4) on the Plans and would have required reconstruction based on the framing condition, and the new metal roof on the awning is the same as included in the COA. The remaining components of the Amendment Section as are described in the COA. New storefronts, recessed entry doors and sills and windows are to be installed as shown on sheet 05 of the Plans and as was provided in the COA. The new cementitious faced bulkhead as shown on sheet 06 of the Plans is also as provided in the COA.

This application is limited to the Amendment Section, but we have included for reference and informational purposes, additional sheets in the Plans to provide the details of the new construction, internal configuration of the commercial space and demolition of the portions of the commercial buildings to accommodate the now internal courtyard, all as provided in the COA.

SHEET LIST - CAR

SHEET #	SHEET NAME	CAR 10-6-2023
100	PRESENTATION	
CAR 01	COVER SHEET/PROJECT INFORMATION	X
CAR 02	FLOOR PLANS	X
CAR 03	ROOF PLAN	X
CAR 04	EXTERIOR ELEVATIONS	X
CAR 05	DETAIL E MARSHALL ST ELEVATION	X
CAR 06	FACADE DETAILS	X
CAR 07	RENDERED VIEW OF E MARSHALL ST ELEVATION	X
CAR 08	MONTAGE VIEW LOOKING EAST ALONG E MARSHALL ST FROM N32 ST	X
CAR 09	MATERIALS AND COLORS	X
SHEET COUNT: 9		

**RICHMOND VIRGINIA
 COMMISSION OF
 ARCHITECTURAL REVIEW
 REVISED CERTIFICATE OF
 APPROPRIATENESS
 10-6-2023**

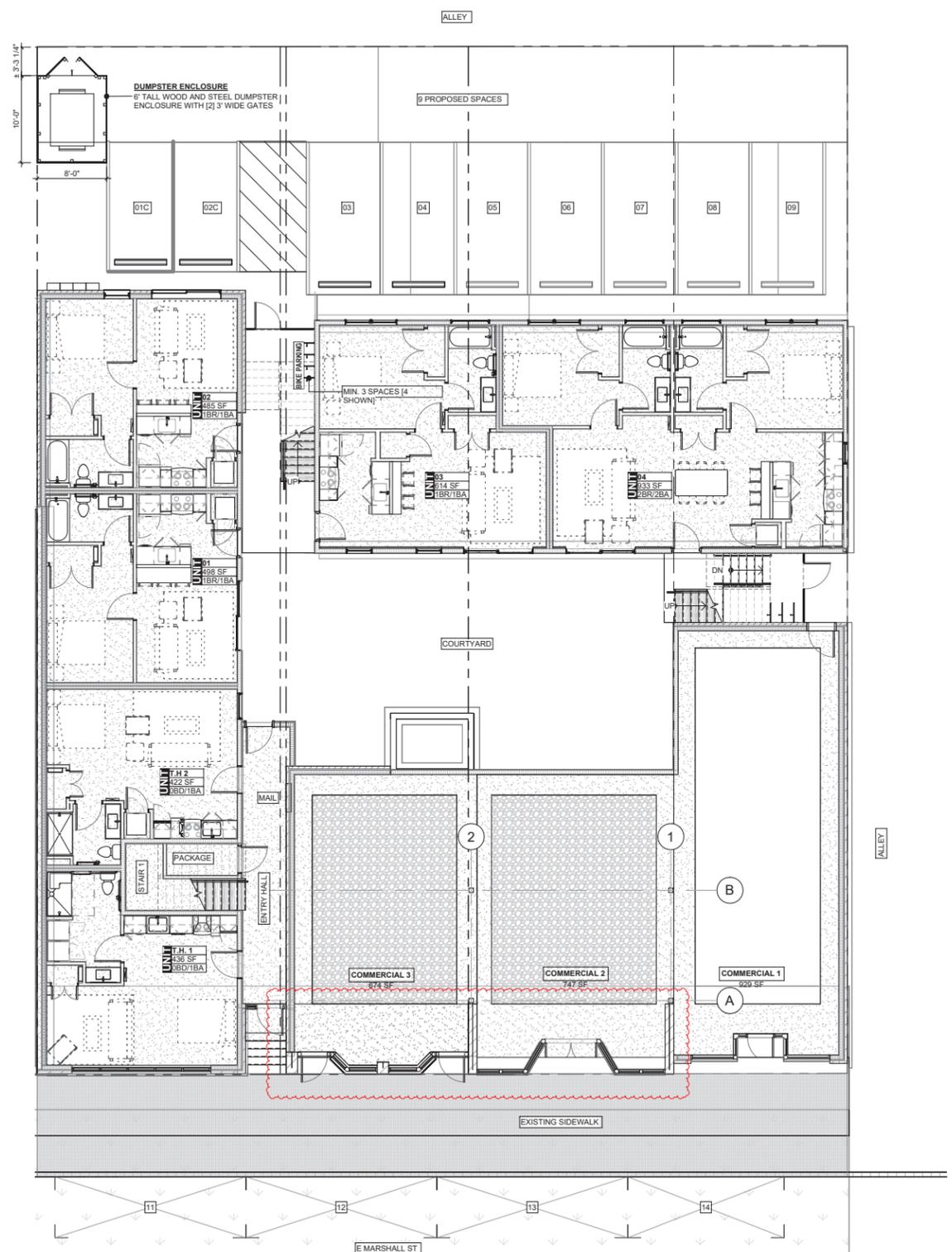
NOT FOR CONSTRUCTION

ARCHITECT:
ADO/ Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

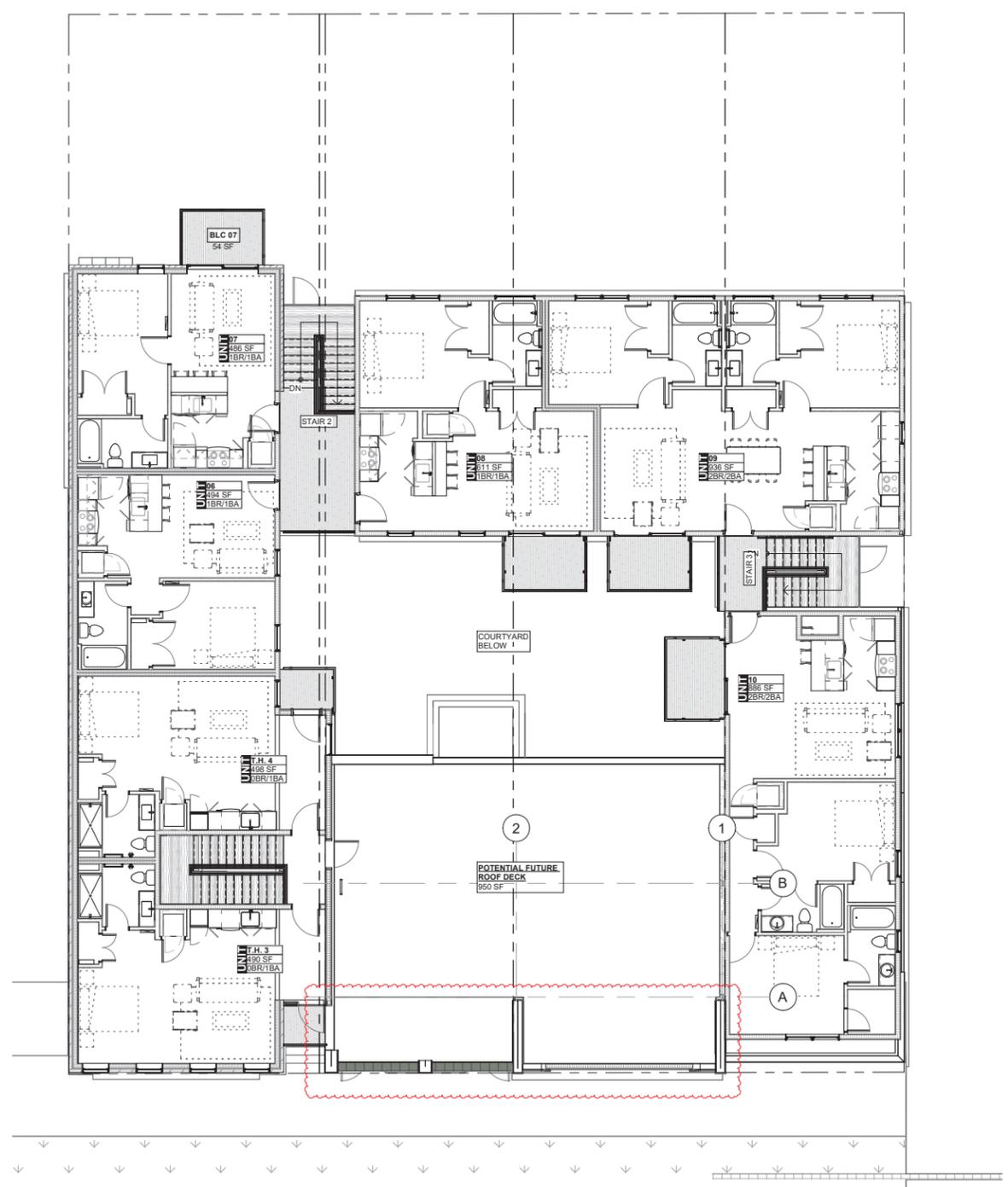
**3302-3308 E
 MARSHALL ST**
 RICHMOND, VA 23223
 COVER SHEET/PROJECT
 INFORMATION

PROJECT
 NUMBER
 21-3302

CAR 01



1
CAR 02
 [FOR INFORMATIONAL PURPOSES WITH AREA OF RECONSTRUCTION SHOWN BY CLOUD]
 GROUND/COURTYARD LEVEL
 1/8" = 1'-0"
 0 8 16 24 FT



2
CAR 02
 [FOR INFORMATIONAL PURPOSES WITH AREA OF RECONSTRUCTION SHOWN BY CLOUD]
 UPPER LEVEL
 1/8" = 1'-0"
 0 8 16 24 FT

**RICHMOND VIRGINIA
 COMMISSION OF
 ARCHITECTURAL REVIEW
 REVISED CERTIFICATE OF
 APPROPRIATENESS
 10-6-2023**

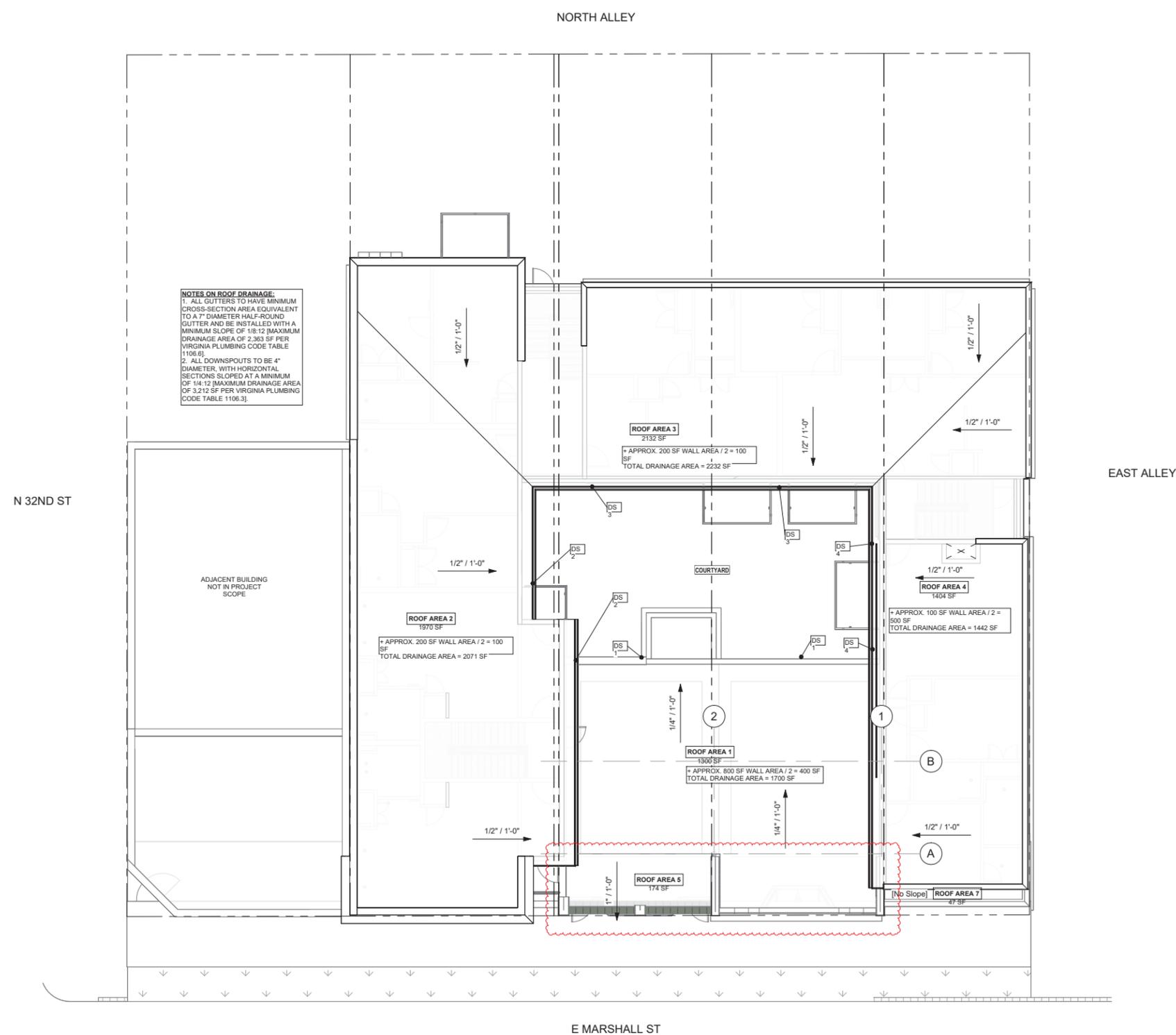
NOT FOR CONSTRUCTION

ARCHITECT:
ADO/ Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

**3302-3308 E
 MARSHALL ST**
 RICHMOND, VA 23223
 FLOOR PLANS

PROJECT
 NUMBER
 21-3302

CAR 02



NOTES ON ROOF DRAINAGE:
 1. ALL GUTTERS TO HAVE MINIMUM CROSS-SECTION AREA EQUIVALENT TO A 7" DIAMETER HALF-ROUND GUTTER AND BE INSTALLED WITH A MINIMUM SLOPE OF 1/8"12" (MAXIMUM DRAINAGE AREA OF 2,363 SF PER VIRGINIA PLUMBING CODE TABLE 1106.6).
 2. ALL DOWNSPOUTS TO BE 4" DIAMETER, WITH HORIZONTAL SECTIONS SLOPED AT A MINIMUM OF 1/4"12" (MAXIMUM DRAINAGE AREA OF 3,212 SF PER VIRGINIA PLUMBING CODE TABLE 1106.3).

RICHMOND VIRGINIA COMMISSION OF ARCHITECTURAL REVIEW REVISED CERTIFICATE OF APPROPRIATENESS 10-6-2023

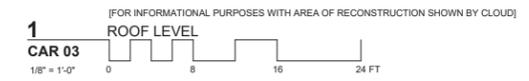
NOT FOR CONSTRUCTION

ARCHITECT:
ADO/ Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

3302-3308 E MARSHALL ST
 RICHMOND, VA 23223
 ROOF PLAN

PROJECT NUMBER 21-3302

CAR 03





1 [REFER TO SHEET 06 FOR ENLARGED ELEVATION]
CAR 04
 SOUTH / EAST MARSHALL ST ELEVATION
 1/8" = 1'-0" 0 8 16 24 FT



2 [FOR INFORMATIONAL PURPOSES]
CAR 04
 EAST / ALLEY ELEVATION
 1/8" = 1'-0" 0 8 16 24 FT



3 [FOR INFORMATIONAL PURPOSES]
CAR 04
 NORTH / ALLEY ELEVATION
 1/8" = 1'-0" 0 8 16 24 FT

#	DESCRIPTION
1	NEW BRICK WALL CONSTRUCTION TO MATCH THAT OF DEMOLISHED HISTORIC STRUCTURE
2	NEW DECORATIVE PARAPET
3	NEW PARAPET CORNICE TRIM
4	NEW FRAMED AWNING TO MATCH THAT OF DEMOLISHED HISTORIC STRUCTURE, NEW HORSESHOE STAMP TIN SHINGLES TO BE INSTALLED
7	NEW ALUMINUM STOREFRONT DOOR ASSEMBLY TO BE INSTALLED IN RECESSED ENTRY
8	NEW PAINTED COMPOSITE BULKHEAD BELOW STOREFRONT
9	NEW BRICK BULKHEAD TO MATCH DEMOLISHED EXISTING
10	PREFINISHED ALUMINUM STOREFRONT
11	EXISTING BUILDING ON ADJACENT PROPERTY [SEPARATE OWNER] REFER TO 1/A501 FOR WALL SECTION SHOWING CONSTRUCTION AND FIRE RATING OF WALL ADJACENT TO THIS STRUCTURE.
12	RUNNING BOND BRICK, COLOR TO BE DETERMINED.
13	PROJECTING BRICK ROWLOCK CORNICE, COLOR TO MATCH ADJACENT BRICK WALL
14	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	UNIT ENTRY DOOR
25	PREFINISHED METAL GUARDRAIL AT BALCONY
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
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 CASEMENT WINDOW
35	CONCRETE PAN STAIRS WITH PAINTED METAL STRINGERS AND GUARDRAILS
36	PAINTED COMPOSITE CORNICE AT T.O. PARAPET WALL
37	ROOF GUARD, REFER TO ROOF PLAN FOR NOTES ON CONSTRUCTION AND EXTENTS
38	NEW BRICK PIER TO MATCH THAT OF DEMOLISHED HISTORIC STRUCTURE

**RICHMOND VIRGINIA
 COMMISSION OF
 ARCHITECTURAL REVIEW
 REVISED CERTIFICATE OF
 APPROPRIATENESS
 10-6-2023**

NOT FOR CONSTRUCTION

ARCHITECT:
ADO/ Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804.343.1212

**3302-3308 E
 MARSHALL ST**
 RICHMOND, VA 23223
 EXTERIOR ELEVATIONS

PROJECT
 NUMBER
 21-3302

CAR 04

ELEVATION KEYNOTES-CAR

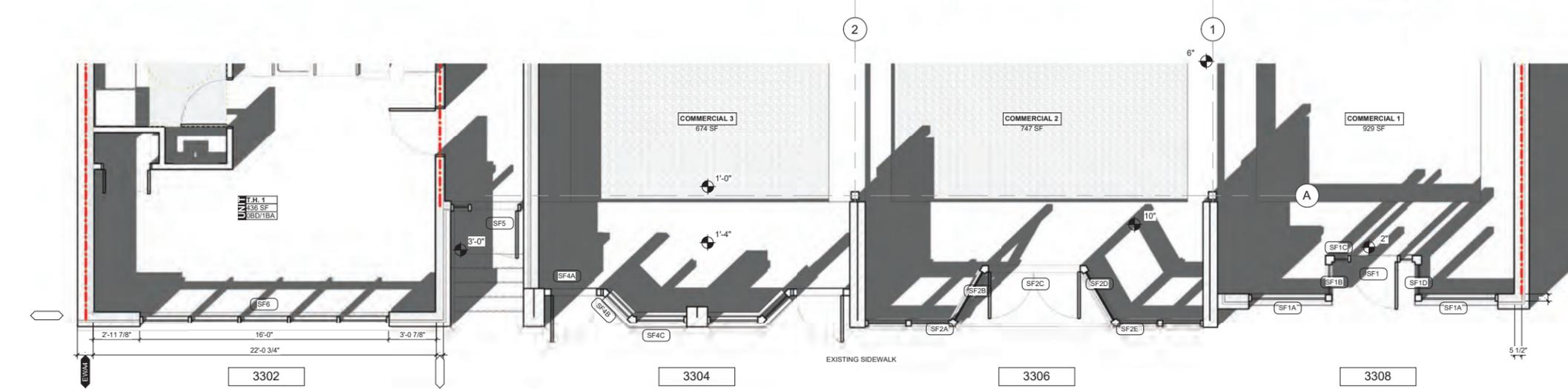
#	DESCRIPTION
1	NEW BRICK WALL CONSTRUCTION TO MATCH THAT OF DEMOLISHED HISTORIC STRUCTURE
2	NEW DECORATIVE PARAPET
3	NEW PARAPET CORNICE TRIM
4	NEW FRAMED AWNING TO MATCH THAT OF DEMOLISHED HISTORIC STRUCTURE, NEW HORSESHOE STAMP TIN SHINGLES TO BE INSTALLED
7	NEW ALUMINUM STOREFRONT DOOR ASSEMBLY TO BE INSTALLED IN RECESSED ENTRY
8	NEW PAINTED COMPOSITE BULKHEAD BELOW STOREFRONT
9	NEW BRICK BULKHEAD TO MATCH DEMOLISHED EXISTING
10	PREFINISHED ALUMINUM STOREFRONT
12	RUNNING BOND BRICK, COLOR TO BE DETERMINED.
13	PROJECTING BRICK ROWLOCK CORNICE, COLOR TO MATCH ADJACENT BRICK WALL
14	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
22	POURED-IN-PLACE CONCRETE STEPS OFF MARSHALL STREET SIDEWALK.
23	PREFINISHED METAL GUTTER ON PAINTED COMPOSITE FASCIA.
25	PREFINISHED METAL GUARDRAIL AT BALCONY
26	PREFINISHED OR PAINTED FIBER CEMENT LAP SIDING, COLOR TBD
27	PREFINISHED METAL PARAPET COPING, COLOR TO BE COORDINATED WITH SIDING COLOR.
30	RUNNING BOND BRICK
31	RECESSED SIGN BOARD, PAINT FINISH
36	PAINTED COMPOSITE CORNICE AT T.O. PARAPET WALL
37	ROOF GUARD, REFER TO ROOF PLAN FOR NOTES ON CONSTRUCTION AND EXTENTS
38	NEW BRICK PIER TO MATCH THAT OF DEMOLISHED HISTORIC STRUCTURE

3 03.15.2023 2ND RESPONSE TO 3RD PARTY REVIEW COMMENTS



RICHMOND VIRGINIA
COMMISSION OF
ARCHITECTURAL REVIEW
REVISED CERTIFICATE OF
APPROPRIATENESS
10-6-2023

ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

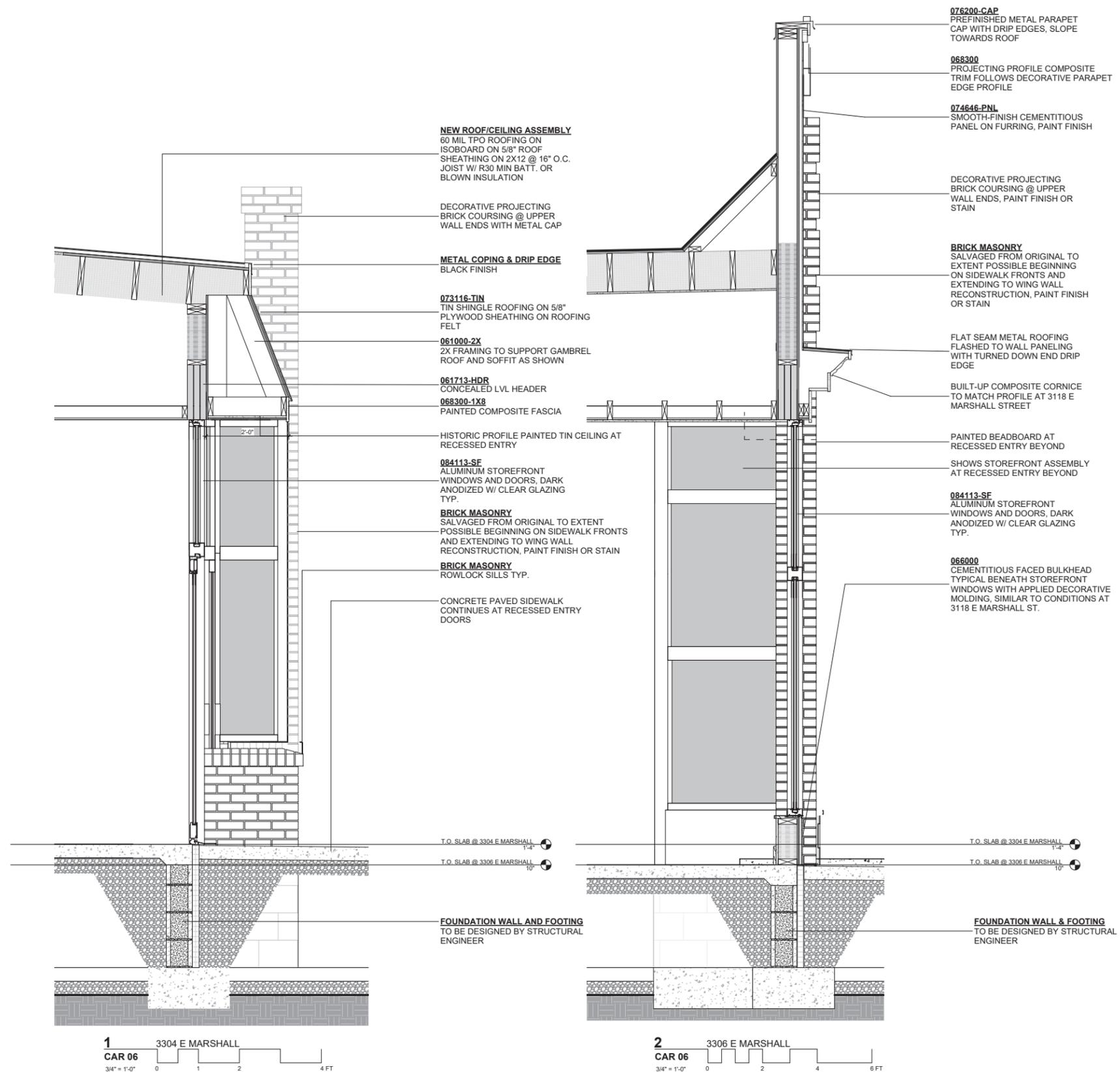


3302-3308 E
MARSHALL ST
RICHMOND, VA 23223

DETAIL E MARSHALL ST
ELEVATION

PROJECT NUMBER SHEET NUMBER
21-3302 21-3302

CAR 05



**RICHMOND VIRGINIA
COMMISSION OF
ARCHITECTURAL REVIEW
REVISED CERTIFICATE OF
APPROPRIATENESS
10-6-2023**

NOT FOR CONSTRUCTION

ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

**3302-3308 E
MARSHALL ST**
RICHMOND, VA 23223
FACADE DETAILS

PROJECT
NUMBER
21-3302

CAR 06



RICHMOND VIRGINIA
COMMISSION OF
ARCHITECTURAL REVIEW
REVISED CERTIFICATE OF
APPROPRIATENESS
10-6-2023

NOT FOR CONSTRUCTION

ad ARCHITECT:
ADO Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

**3302-3308 E
MARSHALL ST**
RICHMOND, VA 23223
RENDERED VIEW OF E
MARSHALL ST ELEVATION

PROJECT
NUMBER
21-3302

CAR 07



RICHMOND VIRGINIA
COMMISSION OF
ARCHITECTURAL REVIEW
REVISED CERTIFICATE OF
APPROPRIATENESS
10-6-2023

NOT FOR CONSTRUCTION

ad ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

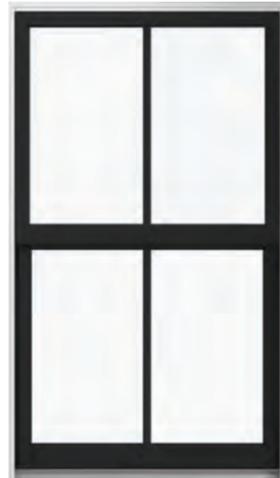
**3302-3308 E
MARSHALL ST**

RICHMOND, VA 23223

MONTAGE VIEW LOOKING EAST
ALONG E MARSHALL ST FROM
N32 ST

PROJECT
NUMBER
21-3302

CAR 08



WINDOWS
Black or Dark Bronze Anodized
Aluminum Clad w
Clear Insulated Glazing

UPPER AND MID CORNICE
Wood
Paint Finish - SW6258

COPING
Metal
Prefinished using color match - SW7069

TIN SHINGLE ROOF
Horseshoe Pattern Tin Shingle
Paint Finish - SW6207

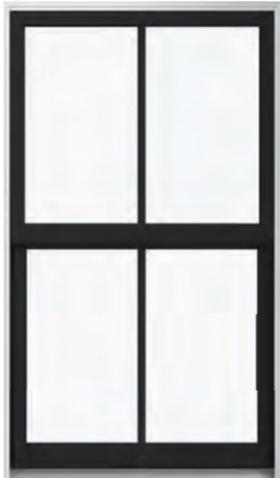
FASCIA
Wood
Paint Finish - SW6258

COPING
Metal
Prefinished using color match - SW7069

PROJECTING TRIM/PARAPET CAP
Wood
Paint Finish- SW2821

PARAPET PANEL
Cementitious Panel
Paint Finish - SW7008

CORNICE
Wood
Paint Finish - SW6258



WINDOWS
Black or Dark Bronze Anodized
Aluminum Clad w
Clear Insulated Glazing

COPING
Metal - Prefinished
using color match - SW7069

UPPER SIDING
James Hardi Lap
Prefinished - Sandstone Beige

**RICHMOND VIRGINIA
COMMISSION OF
ARCHITECTURAL REVIEW
REVISED CERTIFICATE OF
APPROPRIATENESS
10-6-2023**



BRICK
[Design Basis]
Pine Hall Brick - Old Charleston Modular



BRICK
[Design Basis]
Redland - Driftwood Modular or
Pine Hall - Millstone Modular



BRICK
[Design Basis]
Redland - Driftwood Modular or
Pine Hall - Millstone Modular



BRICK
[Design Basis]
Pine Hall Brick - Old Charleston Modular

NOT FOR CONSTRUCTION

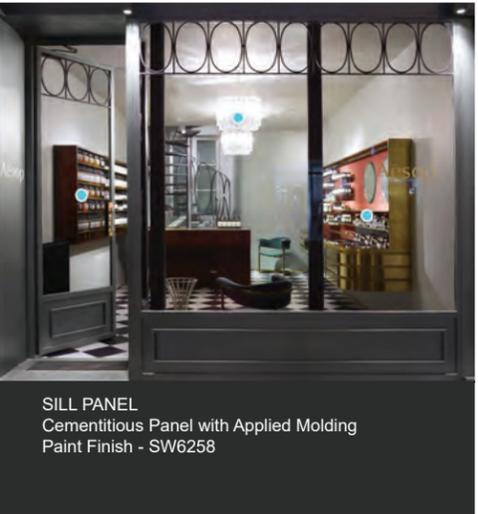
ARCHITECT:
ADO/ Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212



STOREFRONT
Black or Dark Bronze Anodized Aluminum Frame w
Clear Insulated Glazing



STOREFRONT
Black or Dark Bronze Anodized Aluminum Frame w
Clear Insulated Glazing



SILL PANEL
Cementitious Panel with Applied Molding
Paint Finish - SW6258

STOREFRONT
Black or Dark Bronze Anodized Aluminum Frame w
Clear Insulated Glazing



SIGN PANEL
Cementitious Panel
Paint Finish - SW2844

SILL PANEL
Cementitious Panel with Applied Molding
Paint Finish - SW2821

STOREFRONT
Black or Dark Bronze Anodized Aluminum Frame w
Clear Insulated Glazing

**3302-3308 E
MARSHALL ST**
RICHMOND, VA 23223
MATERIALS AND COLORS

PROJECT
NUMBER
21-3302

CAR 09

3302

3304

3306

3308