



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

REC'D
12/20/17
3:30

PROPERTY (location of work) 3116 & 3118
Address 3316 & 3348 East Marshall Street
Historic district St. John's Church

Date/time rec'd: 12/20/17 3:30
Rec'd by: B. H. Poe
Application #: COA-028135-2017
Hearing date: 1/23/18

APPLICANT INFORMATION

Name Howard Kelman
Company The Blue Whaler
Mailing Address PO Box 4225
Richmond, VA 23220

Phone (804) 615-8670
Email hudsonhk2@gmail.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
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)

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.

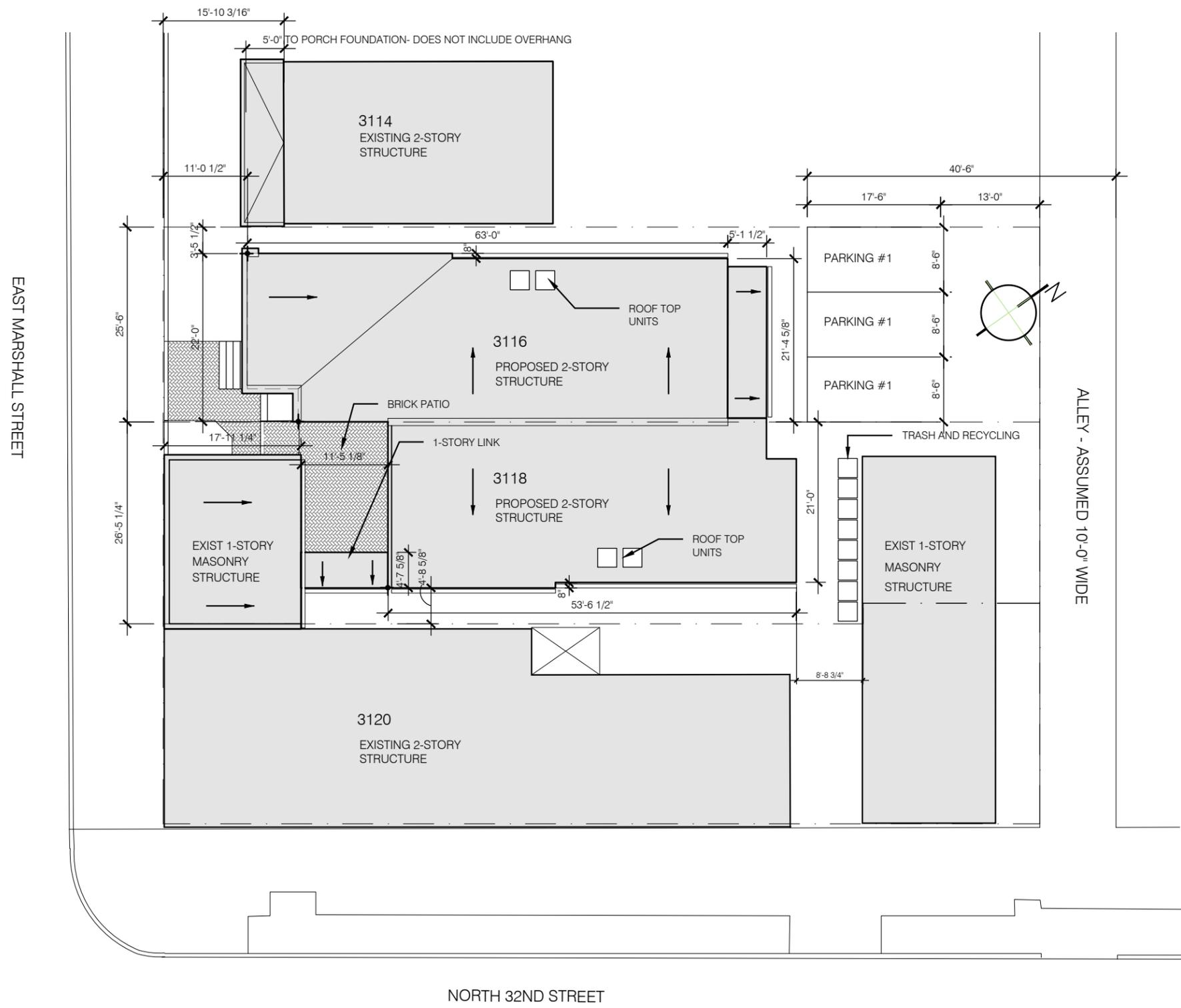
Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner H. Kelman

Date 12/13/2017



**3116 & 3118 EAST MARSHALL STREET
COMMISSION OF ARCHITECTURAL REVIEW FINAL SUBMISSION**



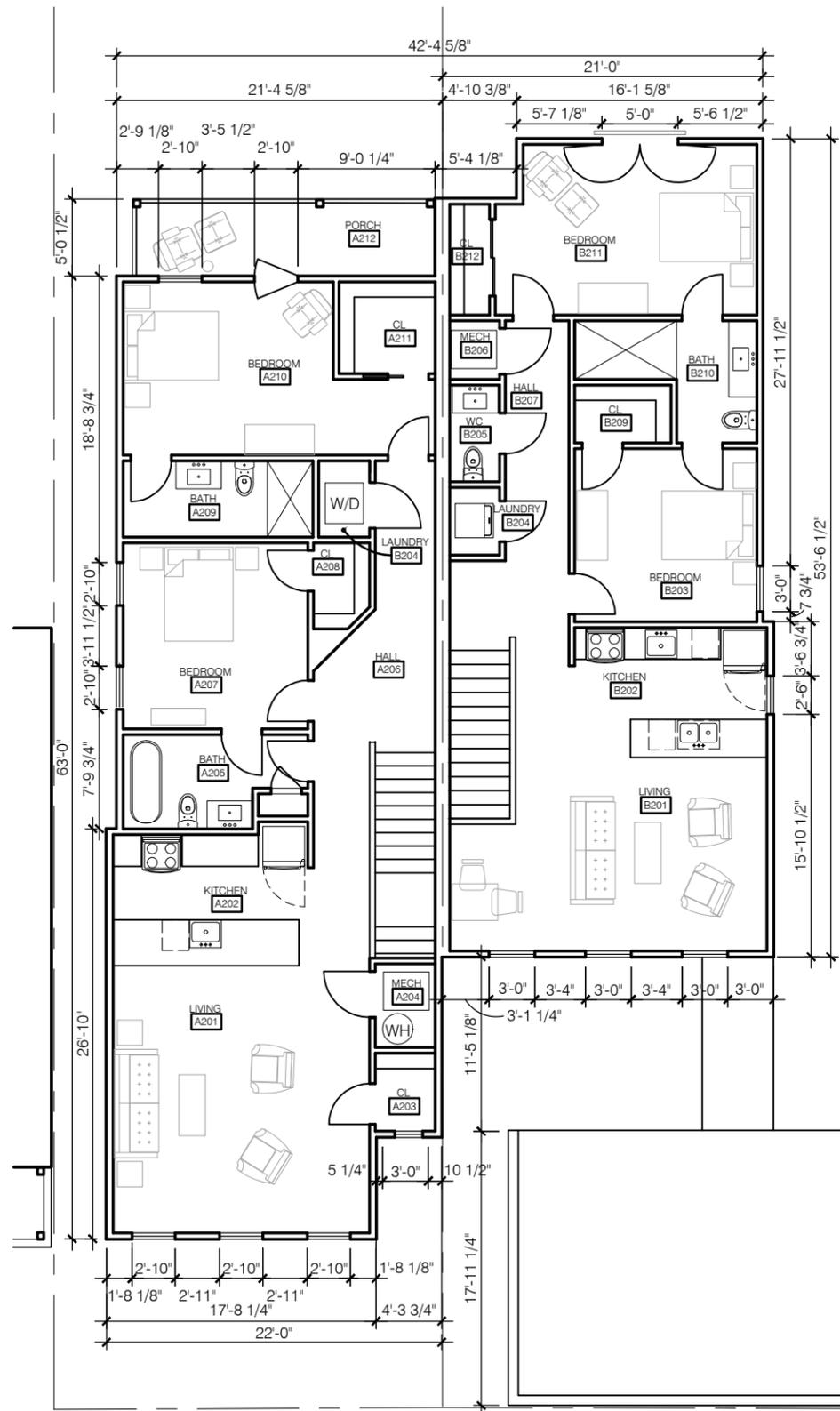
The Owner of 3116 and 3118 East Marshall Street would like to build a duplex apartment structure on each property. Each property will each have its own building permit, but the 2 properties will be developed simultaneously and will be separated by a 2 hour rated fire wall. The 3118 property currently has an abandoned 1 story masonry storefront located on it. The storefront structure will remain and be restored. Much of the existing storefront, although quite rotted, remains. The intent is to rebuild in kind the existing storefront, retaining what is salvagable.

The existing storefront at 3118 will be linked by way of a one store wood framed passageway to a wood framed 2 story duplex unit. The space in between the existing construction and the new construction will be a exterior courtyard.

The property located at 3116 will be a 2 story wood framed duplex unit.

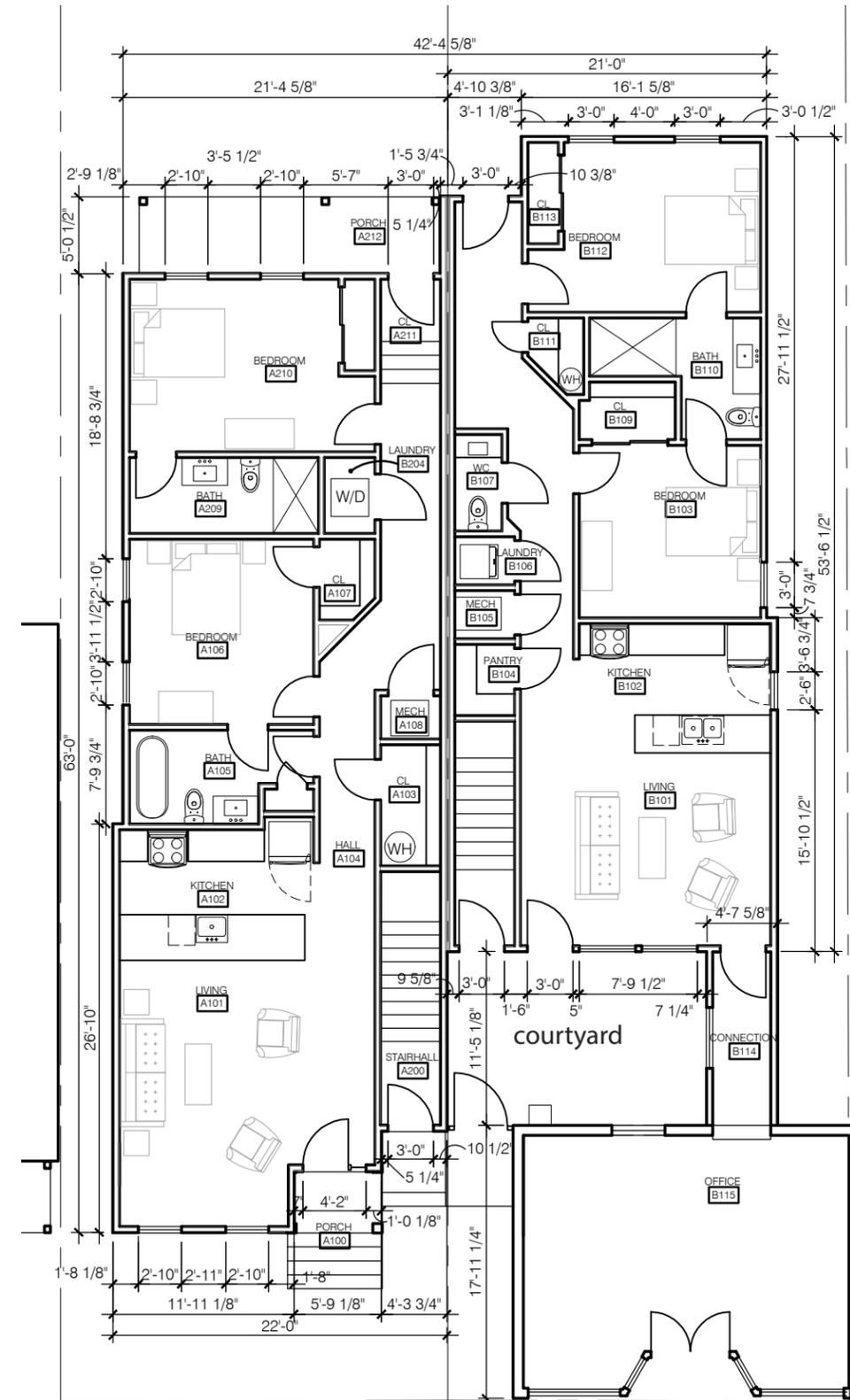
Parking for both units will occur in the rear.

SITE PLAN



3116 second floor

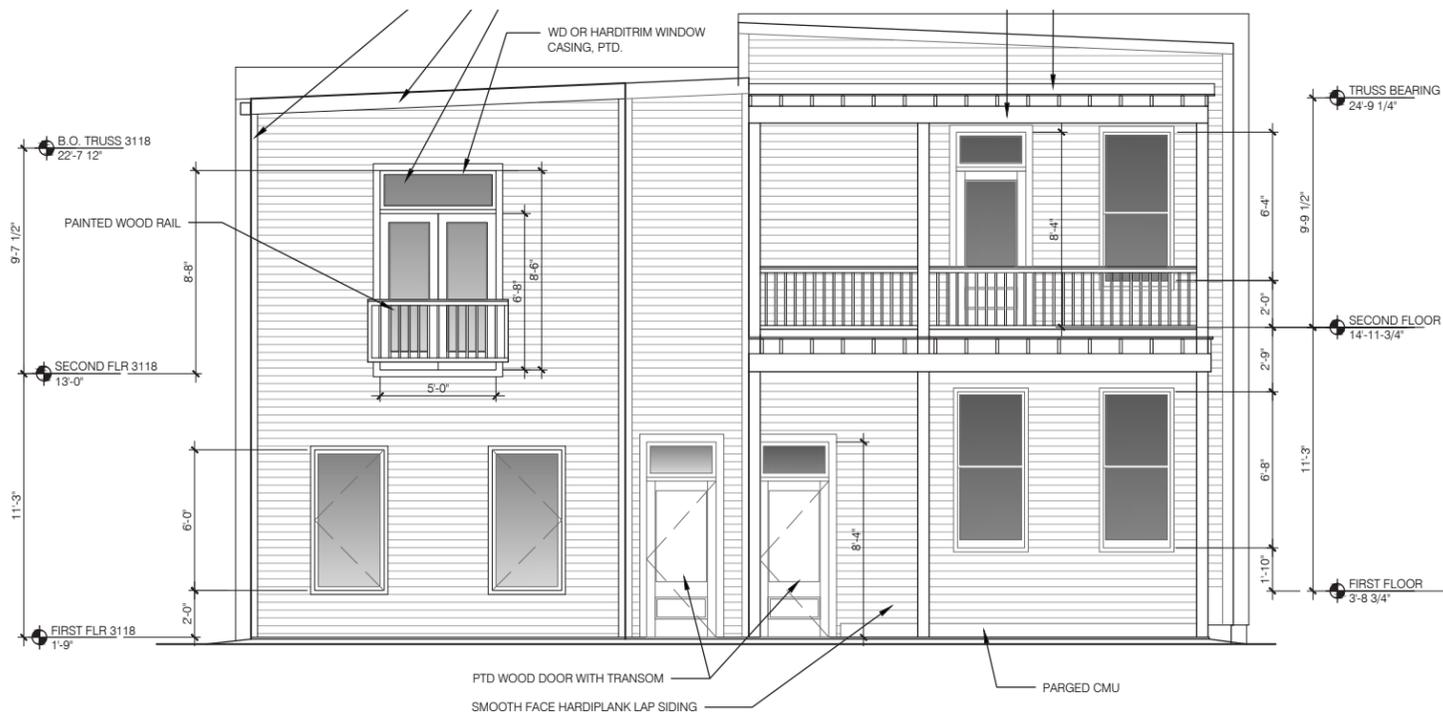
3118 second floor



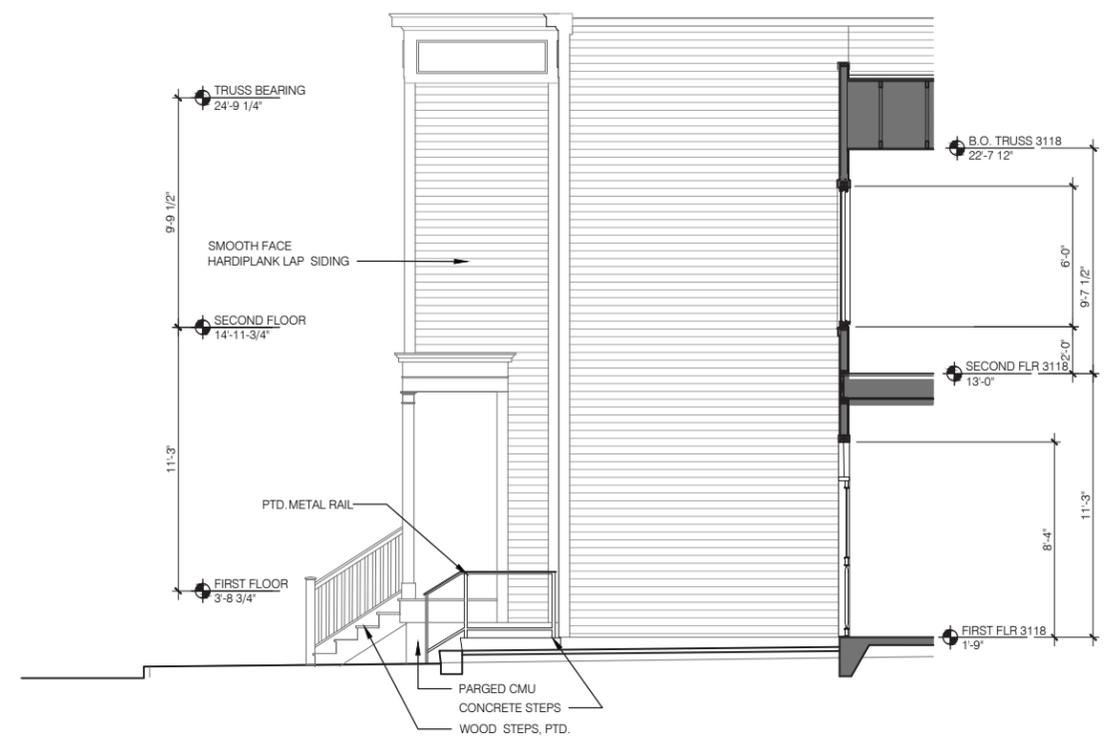
3116 first floor

3118 first floor

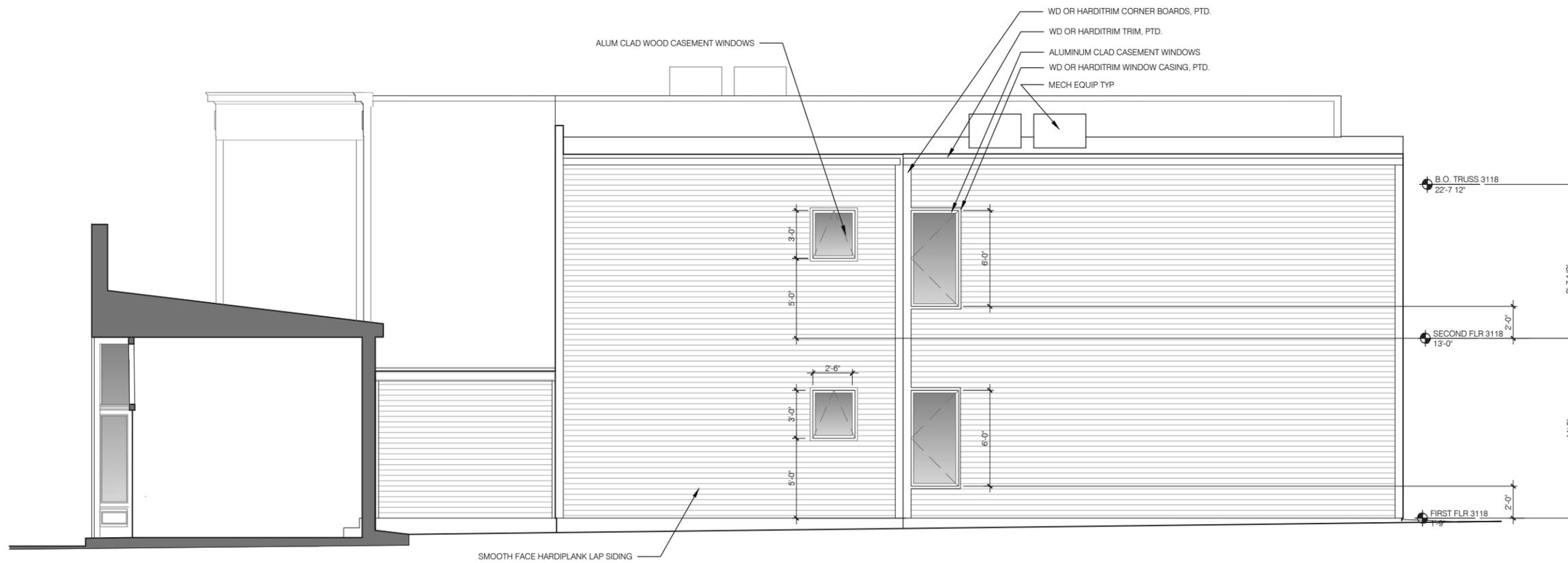
FLOOR PLANS



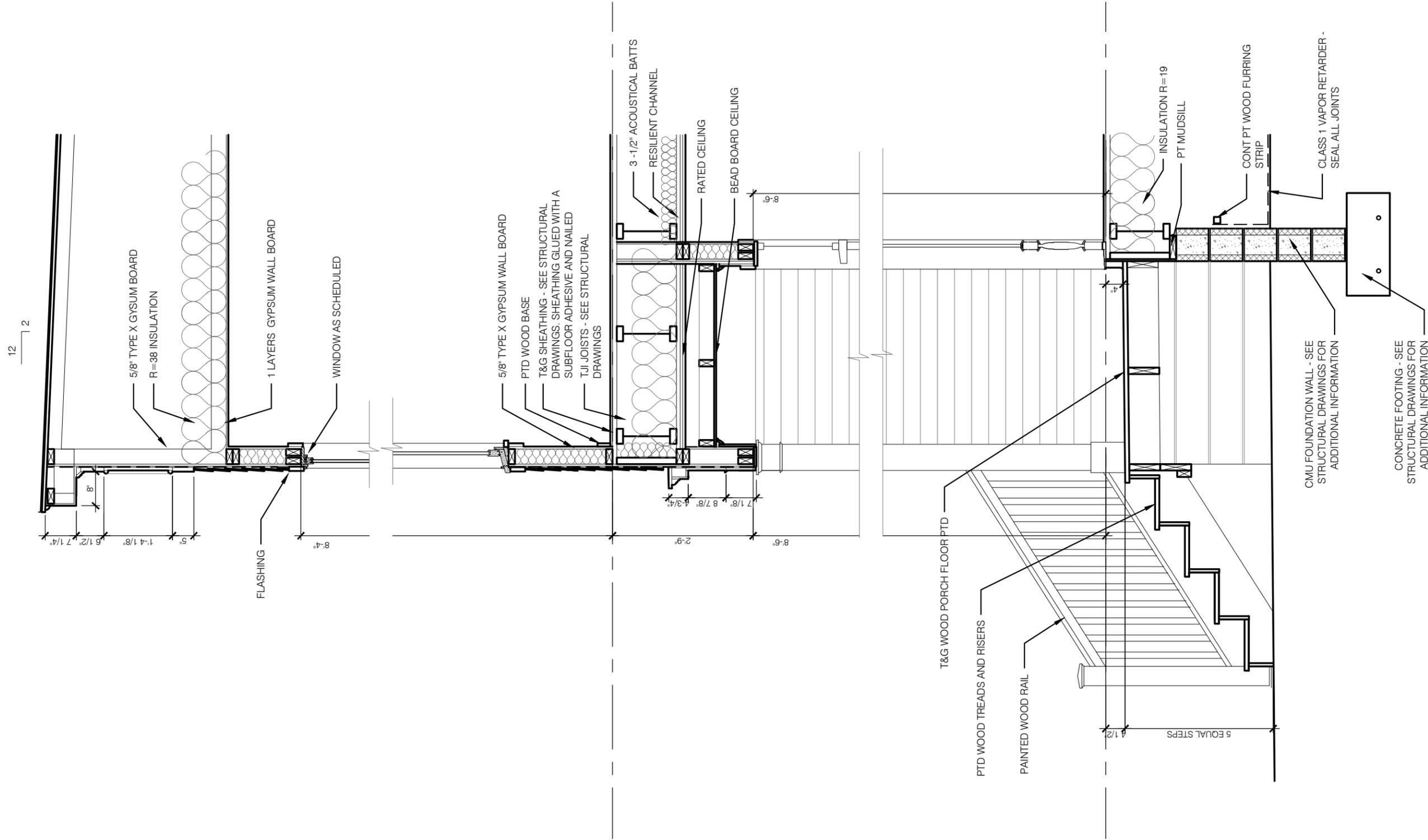
ALLEY (NORTH) ELEVATION



COURTYARD EAST ELEVATION



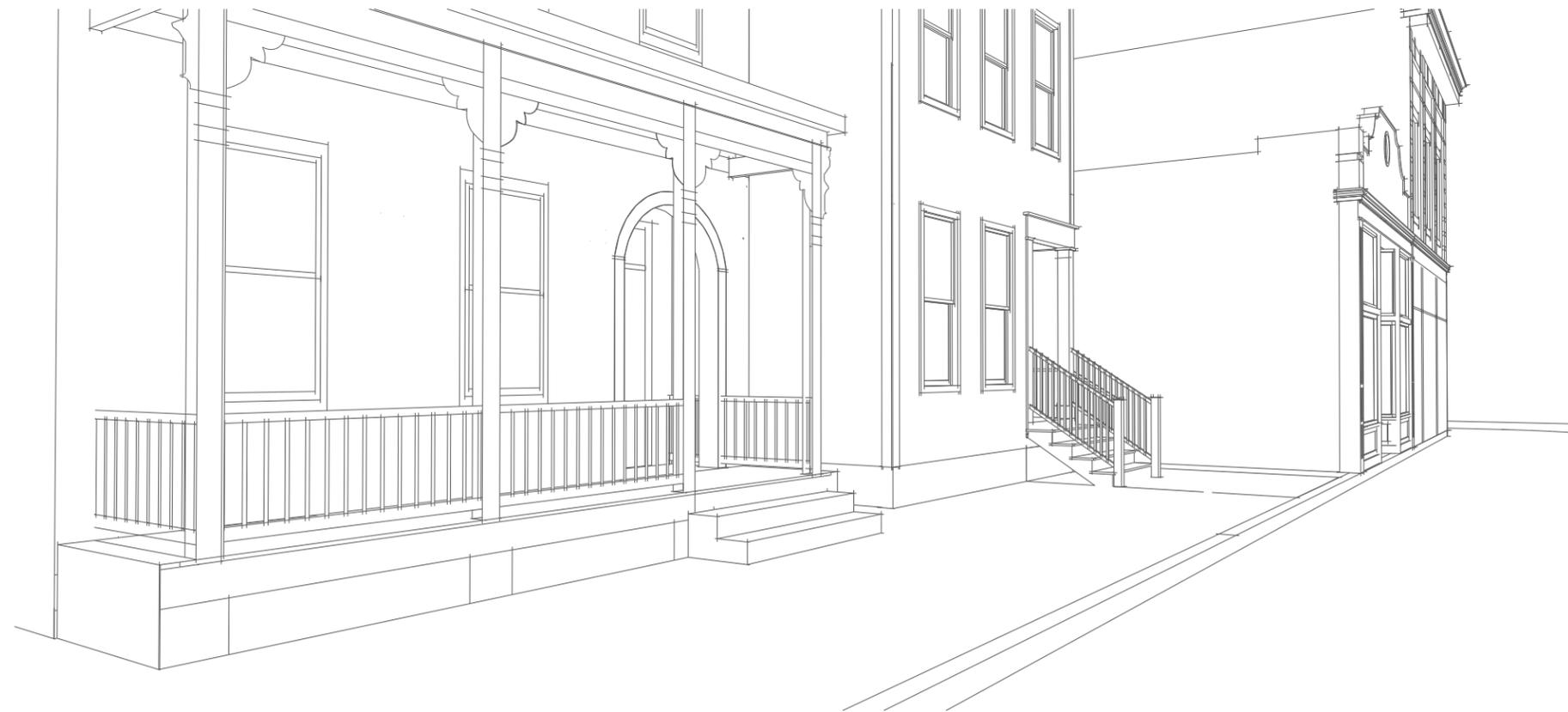
EAST ELEVATION (NOT VISIBLE FROM PUBLIC WAY)



SECTION THROUGH FRONT ENTRY OF 3116



VIEW FROM MID BLOCK, SOUTH SIDE SIDEWALK LOOKING TOWARDS DEVELOPMENT



VIEW FROM SIDEWALK APPROACHING DEVELOPMENT

COLORS SELECTION BY OWNER



Needlepoint Navy SW 0032 -
All lap siding.



Downing Slate SW 2819
All trim including window casing,
door casings, and corner boards.



Deep Maroon SW 0072
All exterior doors.



Windows clad in aluminum -
white.



VIEW FROM SOUTH EAST CORNER OF 32ND AND MARSHALL



VIEW FROM OPPOSITE SIDEWALK AT 5'-0" LEVEL LOOKING DIRECTLY AT EXISTING STOREFRONT