



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)
Address 2320 E. Marshall Street
Historic district Church Hill North

Date/time rec'd:	_____
Rec'd by:	_____
Application #:	_____
Hearing date:	_____

APPLICANT INFORMATION Check if Billing Contact

Name Robert A. Steele, FAIA Phone 804.344.0060
Company ROP Architecture, PC Email bobsteele@roparchitecture.net
Mailing Address 108 N. 1st Street Applicant Type: Owner Agent
Richmond, VA 23219 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) Check if Billing Contact

Name Porchlight Homes LLC Company _____
Mailing Address 3126 W Cary St #213 Phone 804.362.7272
Richmond VA 23221 Email tom@porchlightva.com

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

SEE ATTACHED

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 payment of the application fee. Applicants 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 and application materials should be prepared in compliance with zoning.

Signature of Owner

Date

8/25/20



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 in the office or on-site. The Commission of Architectural Review website has additional project guidance and required checklists:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Staff Contact: 804.646.6335 Carey.Jones@Richmondgov.com

SUBMISSION INSTRUCTIONS

Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.

Submit the following items to the Division of Planning and Preservation, 900 E. Broad Street, Rm. 510:

- One (1) signed and completed application – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, submitted via email or OneDrive.
- Application fee, as required, will be invoiced. 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 the 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 in December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. 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: <http://www.richmondgov.com/CommissionArchitecturalReview> or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission 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.

8/28/20
Date

Signature of Owner



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2320, 2318, ALLEY E. MARSHALL ST.

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

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Drawings

Current Site Plan

Proposed Site Plan

Existing Floor Plans

Proposed Floor Plans

Existing Elevations

Proposed Elevations



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Written Description

Our proposal includes the renovation of the existing 3,168 SF three story residence at 2320 E. Marshall Street, a new addition also three stories with 2,001 SF at 2318 E. Marshall Street that will fill in the “missing tooth” along the north side of E. Marshall Street adjacent to Adams Row, and a new single family residence at the rear of the property that is 2,145 SF on three stories with a two car garage on the first floor.

The current site area totals 8,137 SF and is relatively flat with a gentle slope of grade from E. Marshall Street to the rear alley. Proposed off street parking for all 3 single family residences is accessed from the alley. An auto court with privacy fence shall be provided off the alley with access to each residence. Privacy fencing and green space shall be provided for each home. Outdoor ground level terraces and elevated porches and decks are proposed for each home. A new front staircase at 2320 E. Marshall Street is proposed that closely matches the existing entry steps at the two residential structures along E. Marshall Street to the East.

2320 E. Marshall Street is an existing three story brick residence built in 1910, and is in a state of disrepair. The interior of the home has been demolished and little of the original architectural detail and integrity remains. The home shall be a 4 BR, 3.5 Bath single family residence once completed. The design calls for the respectful reuse of the original front two parlors, with a more open space at the rear on each of the three levels. New systems shall be installed. The front façade shall be carefully cleaned and new windows installed. All wood work shall be refinished and reused where possible. The existing brick has a pigmented paint coating. Our goal is to clean and leave the patina in place, however a new matching paint finish might be necessary. All windows are new and match the original. The existing double entry doors shall be refinished and reused. A new painted wood entry stairway is proposed that closely mirrors the existing stairways at the two very similar residences to the East.

2318 E. Marshall Street is a new three story wood frame single family residence comprising 3 BR and 3.5 bathrooms that will be attached to the existing 2320 E. Marshall Street residence. The new structure will be set back to allow the Adams Row structures to remain visually intact. The front façade shall be placed at the point where the Adams Row structures reach their full front roof line elevation. The proposed front façade of this three story home shall balance the height and scale of the attached 2320 E. Marshall Street, while transitioning to Adams Row. A small terrace at the Ground Floor elevation is proposed.

The Alley Residence is a new three story wood frame single family residence comprising 3 BR and 3.5 + 0.5 bathrooms that will face the new auto court between all 3 residences. There shall be a first floor 2 car garage. The new home shall have 2,145 SF. The residence as proposed would be of a modern design while utilizing exterior materials that relate to the surrounding context.

The three single family residences shall be phased in construction. They will be offered for sale once complete.



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

1 Siding - 2318

Manuf: James Hardie



Hardie Plank Siding
Aged Pewter Cedarmill Finish

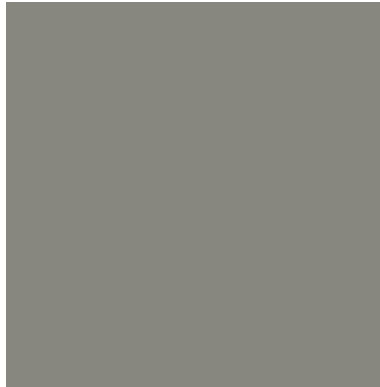


2 Stucco - 2318

Manuf: Sto Corp.



Stucco Fine Finish



Sto-16289
Sto Architectural Color Collection

3 Brick - 2318

Manuf: Acme Brick or equal



Stucco Fine Finish



Texas Rosewood
Velour Finish



E Marshall St. Residences

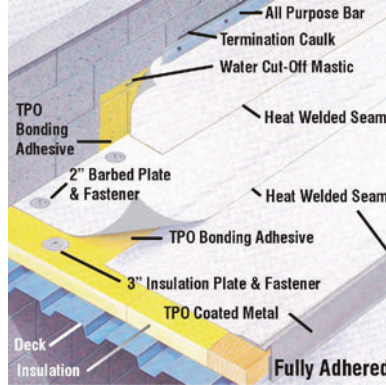
2320, 2318, Alley E Marshall Street, Richmond, VA 23223

4 Roofing

Manuf: Firestone or equal



TPO Single Ply Roofing
White Finish



5 Standing Seam Metal Roof 2318 & 2320

Manuf: ATAS or equal



Matte Black Finish



6 Gutters & Downspouts



Internal Concealed Drainage System





E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

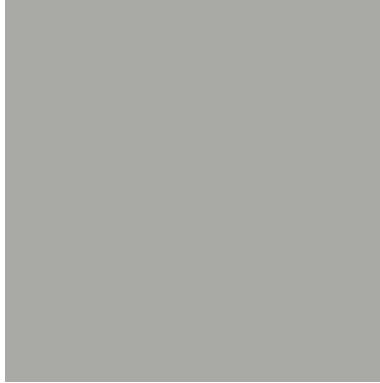
7 Front Steps

Manuf: Advantage Lumber



Wood Stairs

Paint: Benjamin Moore Platinum Gray



8 Garage Doors

Manuf: Clopay



Clopay Reserve Wood Modern Collection

Horizontal Cladding in Teak Color

9 Replacement Windows - 2320

Manuf: Marvin or equal



Aluminum Clad Wood Windows with Simulated Divided Lites

White Exterior, Wood Interior

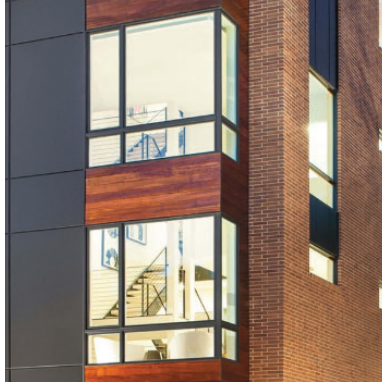


E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

10 Windows - 2318 & Alley

Manuf: Marvin or equal



Aluminum Clad Wood Windows
Iron Ore Exterior, Wood Interior

11 Doors

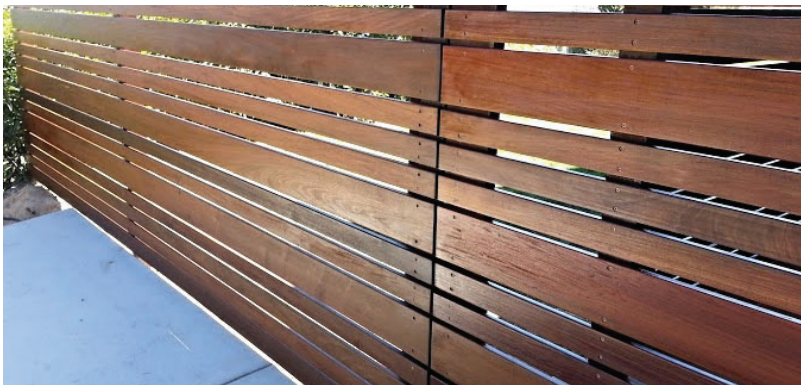
Manuf: Marvin or equal



Aluminum Clad Wood Doors
Iron Ore Exterior, Wood Interior

12 Screening/Fencing

Manuf: Advantage Lumber



Alternating 1x6 & 1x3 Cumaru Fencing
w/4x4 P.T. Post Pntd.



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

13 Terraces

Manuf: Marazzi



Mystone Basalto Collection 30x30
Color: Sabia



14 Decks

Manuf: Advantage Lumber



1x6 Cumaru



15 Exterior Rails - 2320

Manuf: TimberTech



Classic Composite Series

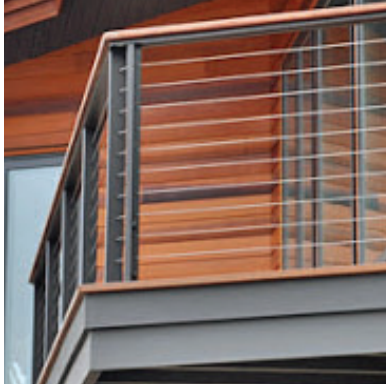


E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

16 Exterior Rails - 2318 & Alley

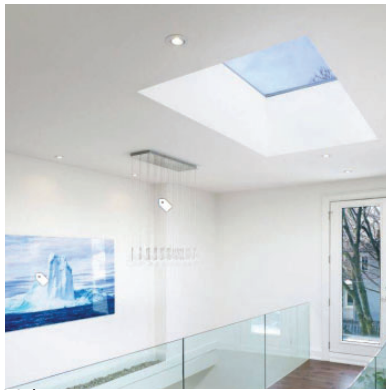
Manuf: AGS Stainless



Rainer Cable Rail Systems Powdercoated w/Cumaru Wood Handrail

17 Skylights

Manuf: Velux



Velux
Flat Roof Fixed Skylight

18 Brick Piers

Manuf: TBD



Brick Pier with Light Fixture



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

20 Light Fixture

Manuf: TBD



Modern Black Sconce



21 Gravel

Manuf: TBD



Pea Gravel Auto Court



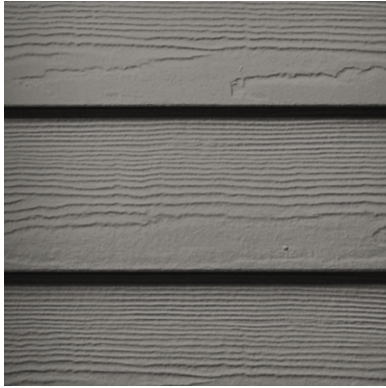
E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Colors

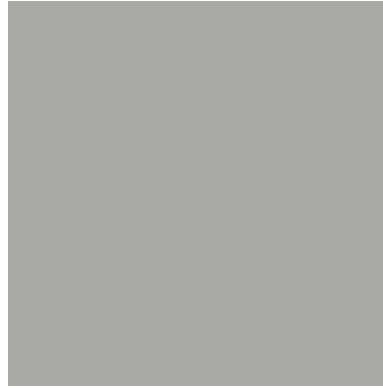
Siding

- James Hardie Aged Pewter



Front Steps

- Benjamin Moore Platinum Gray



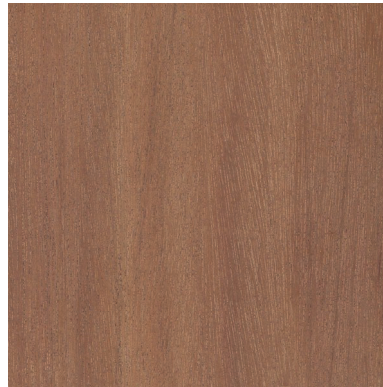
Stucco

- Sto-16289



Screening Fence & Decks

- Cumaru (Sealed)



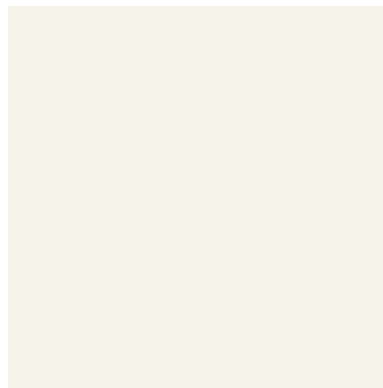
Standing Seam Metal Roof

- Matte Black



Replacement Windows

- Marvin Stone White





E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Colors (Cont.)

New Windows & Doors
- Marvin Gunmetal



Garage Doors
- Teak Color



Stone Terrace
- Basalto Sabia





E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

List of Current Windows and Doors 2320 E. Marshall St.

Basement
 3'-0" x 5'-0" (2) Front
 3'-8 1/2" x 1'-5 1/2" (1) Rear
 3'-4" x 5'-1 1/2" (1) Rear
 3'-0" x 5'-1 1/2" (1)Rear

First Floor
 3'-0" x 6'-9 1/4" (2) Front
 5'-0" x 8'-0" D (1) Front
 3'-4" x 4'-1 1/2" (2) Rear
 3'-0" x 4'-1 1/2" (1) Rear

Second Floor
 3'-0" x 6'-9 1/4" (3) Front
 3'-4" x 4'-1 1/2" (3) Rear

List of Proposed Windows and Doors 2320 E. Marshall Street

Basement
 3'-0" x 5'-0" (2) Front
 3'-8 1/2" x 1'-5 1/2" (1) Rear
 3'-4" x 5'-1 1/2" (1) Rear
 3'-0" x 7'-0" D (1)Rear

First Floor
 3'-0" x 6'-9 1/4" (2) Front
 5'-0" x 8'-0" D (1) Front
 8'-9" x 7'-0" D (1) Rear
 3'-0" x 7'-0" D (1) Rear

Second Floor
 3'-0" x 6'-9 1/4" (3) Front
 3'-4" x 4'-1 1/2" (3) Rear

List of Proposed Windows and Doors 2318 E. Marshall St.

Basement
 3'-0" x 7'-8" D (2) Front
 8'-6" x 7'-0" D (1)Rear

First Floor
 3'-0" x 6'-9 1/4" (2) Front
 3'-0" x 8'-0" D (1) Front
 8'-6" x 7'-0" D (1)Rear
 8'-6" x 2'-4" (1) Rear

Second Floor
 3'-0" x 6'-9 1/4" (3) Front
 8'-6" x 7'-0" D (1)Rear
 8'-6" x 2'-4" (1) Rear

List of Proposed Windows and Doors Alley Residence E. Marshall St.

First Floor
 8'-0" x 8'-0" D (2) Front
 3'-0" x 8'-0" D (1) Front
 12'-8" x 8'-0" D (1) West

Second Floor
 8'-0" x 8'-0" (1) Front
 4'-9" x 8'-0" (1) Front
 3'-0" x 8'-0" D (1) Front
 4'-5" x 15'-6" (1) Front
 3'-0" x 15'-6" (1) Front
 12'-8" x 8'-0" D (1) West
 2'-8" x 5'-0" (1) East



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

List of Proposed Windows and Doors
Alley Residence E. Marshall Street (Cont.)

Third Floor

8'-0" x 9'-0"	(1) Front
4'-9" x 9'-0"	(1) Front
3'-0" x 9'-0"	(1) Front
12'-8" x 8'-0" D	(1) West
3'-8" x 3'-0"	(3) Rear
7'-4" x 3'-0"	(1) Rear
2'-8" x 6'-0"	(1) Rear
2'-8" x 3'-0"	(1) East



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs



Front Facade



E Marshall St. Residences
2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs



West Facade



E Marshall St. Residences
2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs



Rear Facade



E Marshall St. Residences
2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs



Front Steps



E Marshall St. Residences
2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs - Windows



Front



Rear



Rear



Rear - East



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs - Windows (Cont.)



Rear



Rear



West



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs - Interior



Basement



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs - Interior

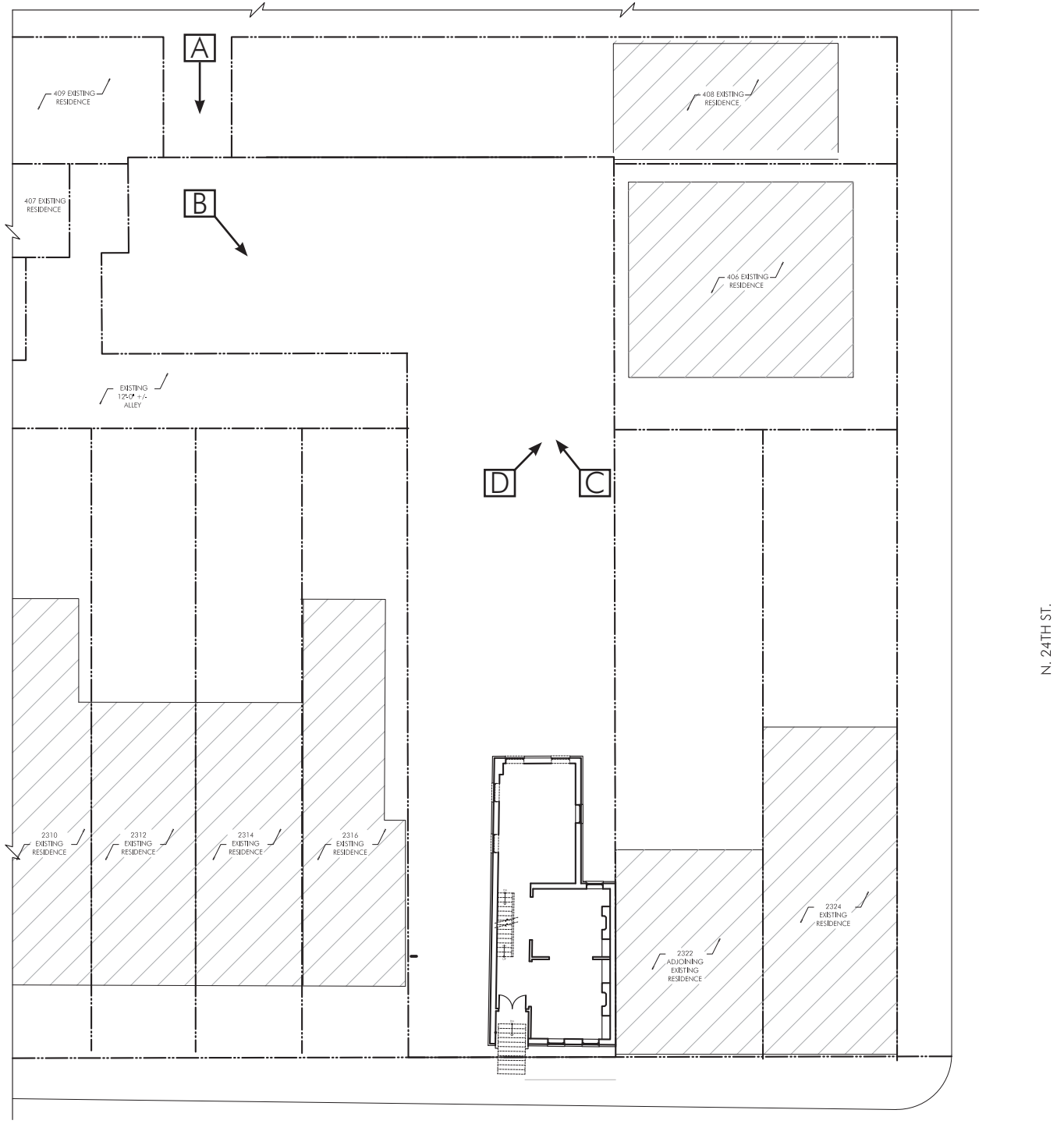


First Floor



E Marshall St. Residences

2320, 2318, Alley E Marshall Street, Richmond, VA 23223



E. MARSHALL ST.

N. 24TH ST.

Site Photograph Key Plan



E Marshall St. Residences
2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs - Site



A



B



E Marshall St. Residences
2320, 2318, Alley E Marshall Street, Richmond, VA 23223

Photographs - Site

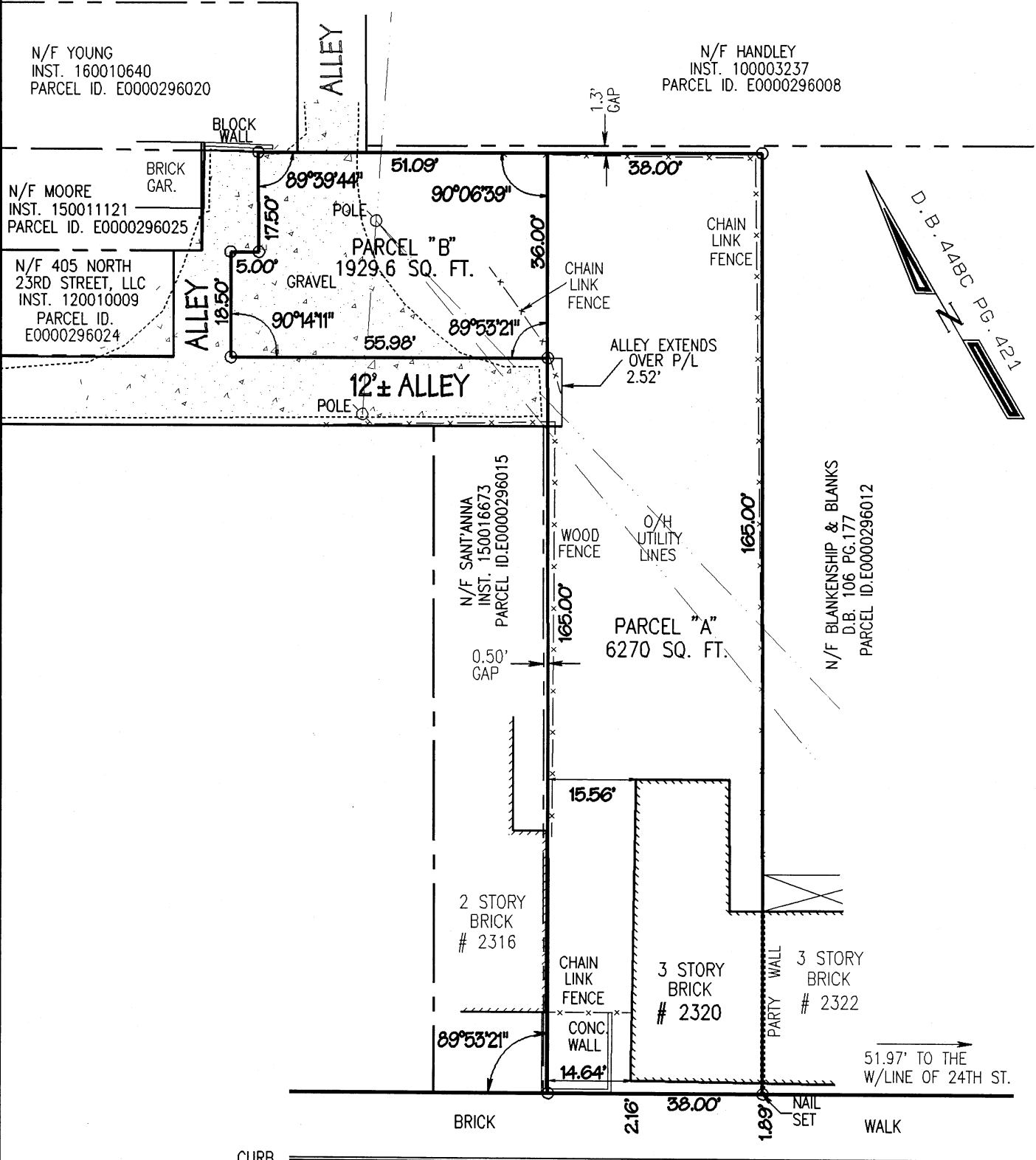


C



D

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): TUCKAHOE FUNDING, LLC INST. 200003276 PARCEL ID E0000296013



CURB

E. MARSHALL STREET

VARIABLE WIDTH R/W
(PHYSICAL SURVEY)

SURVEY & PLAT OF # 2320 E. MARSHALL STREET IN THE CITY OF RICHMOND, VIRGINIA

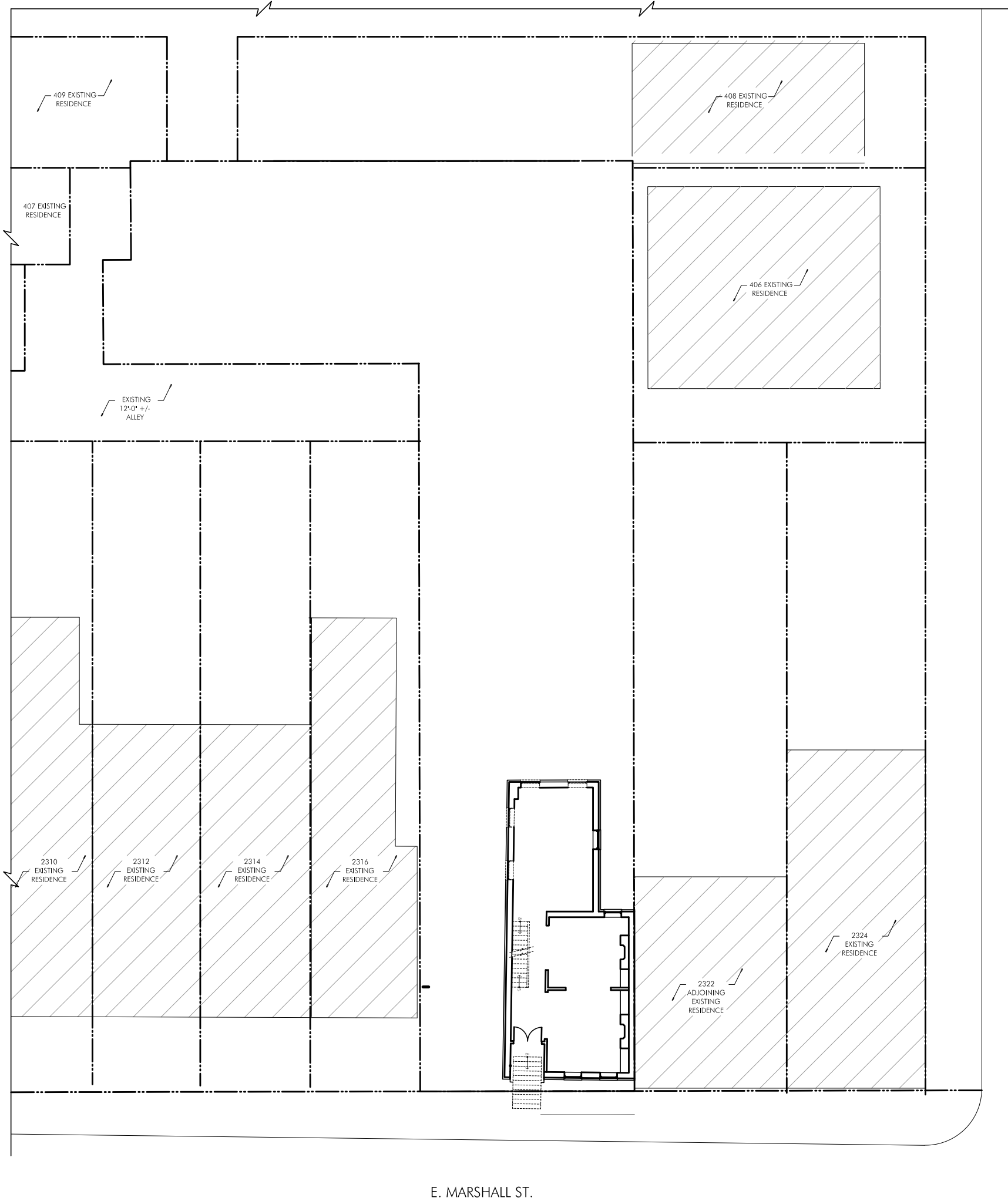
SCALE: 1" = 25'



THIS IS TO CERTIFY THAT ON MARCH 20, 2020, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
 LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 NORTH CHESTERFIELD, VIRGINIA 23235
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 8810-51	



N. 24TH ST.

E. MARSHALL ST.

LOCATION

2320 E. MARSHALL ST.
RICHMOND VA, 23223

BUILDING DATA

ZONING
R-63 RESIDENTIAL MULTI-FAMILY URBAN

LOT AREA

2320 E. MARSHALL 8,137 SF

BUILDING AREA

2320 E. MARSHALL 3,168 SF EXISTING SINGLE FAMILY RESIDENCE



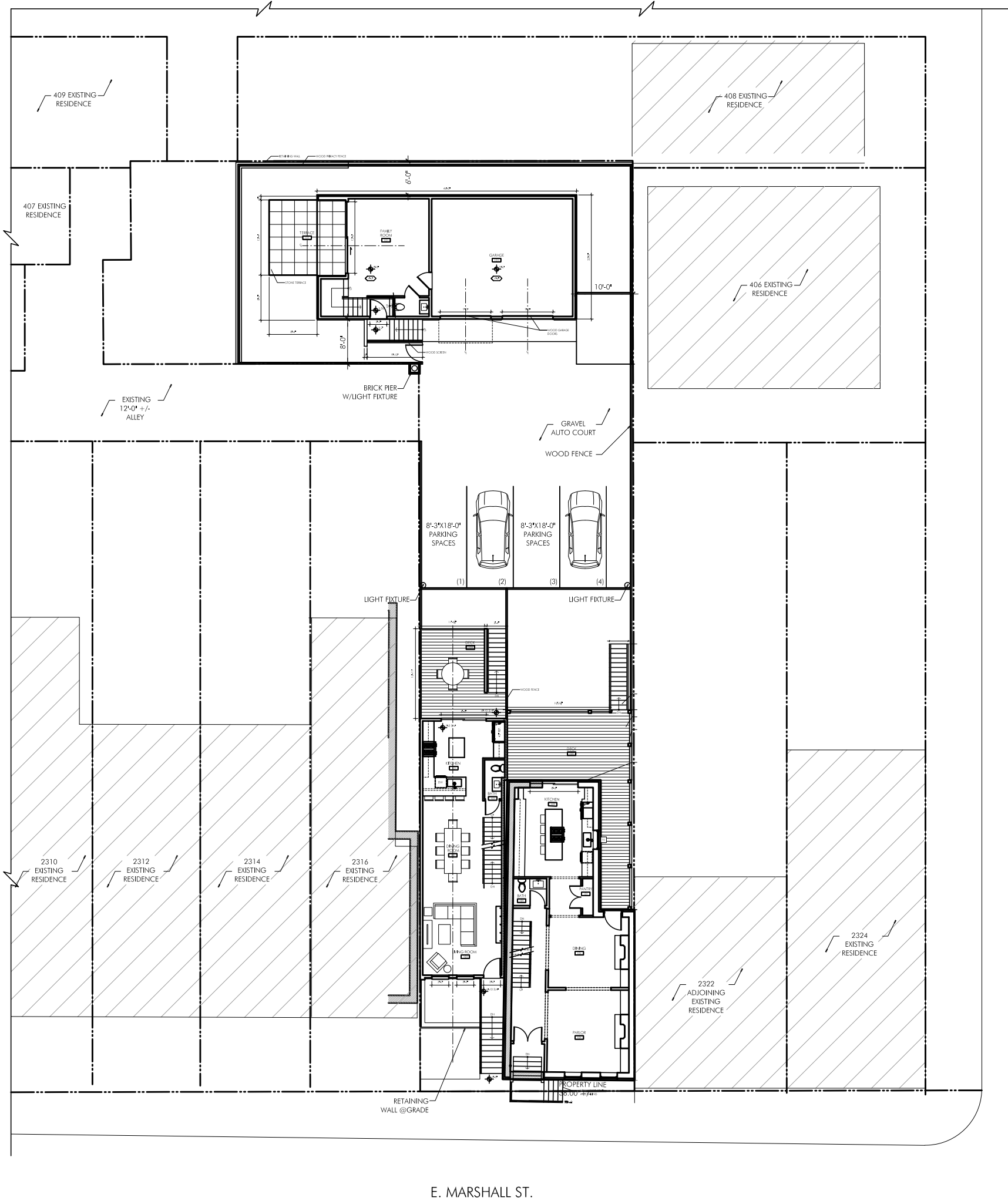
E. MARSHALL ST. RESIDENCES

8.28.2020

EXISTING SITE PLAN

BOB ARCHITECTURE

1"=20'



N. 24TH ST.

E. MARSHALL ST.

LOCATION

2318, 2320, & ALLEY E MARSHALL ST.
RICHMOND VA, 23223

BUILDING DATA

ZONING
R-63 RESIDENTIAL MULTI-FAMILY URBAN

LOT AREA

2320 E. MARSHALL 8,137 SF

BUILDING AREA

2320 E. MARSHALL 3,168 SF EXISTING SINGLE FAMILY RESIDENCE REHAB
2318 E. MARSHALL 2,001 SF NEW SINGLE FAMILY ADDITION
ALLEY RESIDENCE 2,145 SF NEW ALLEY RESIDENCE



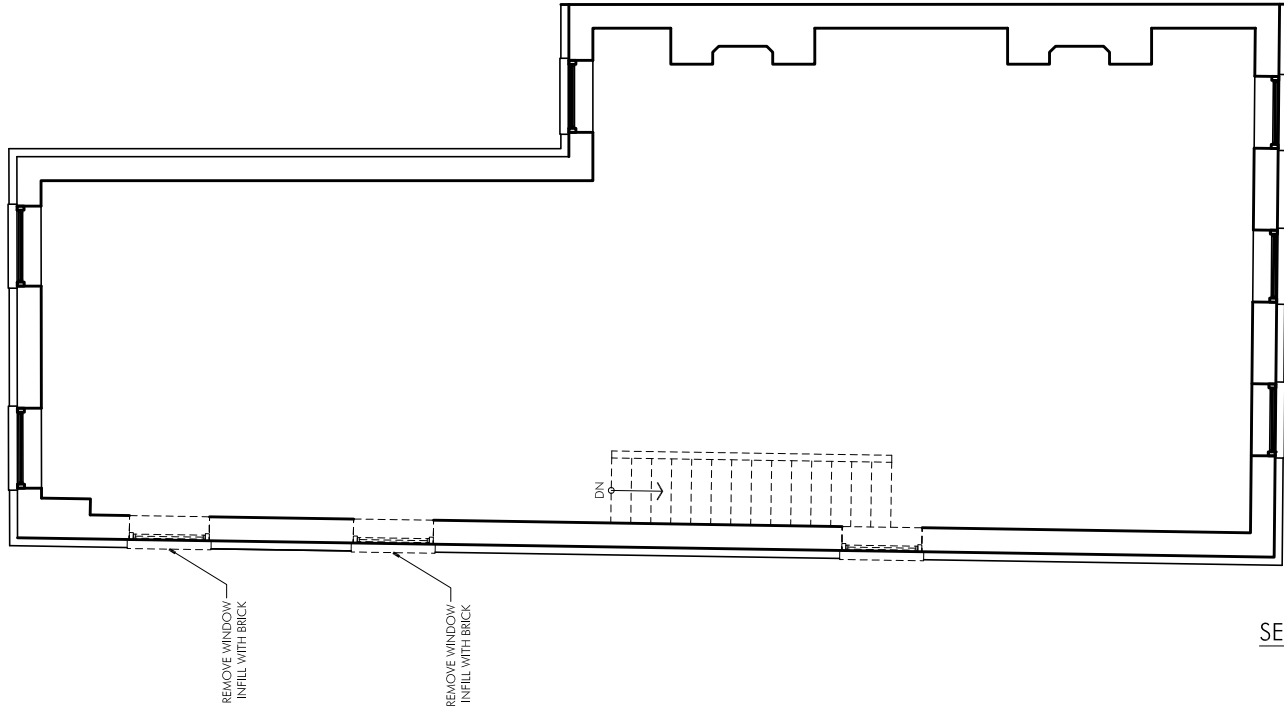
E. MARSHALL ST. RESIDENCES

8.28.2020

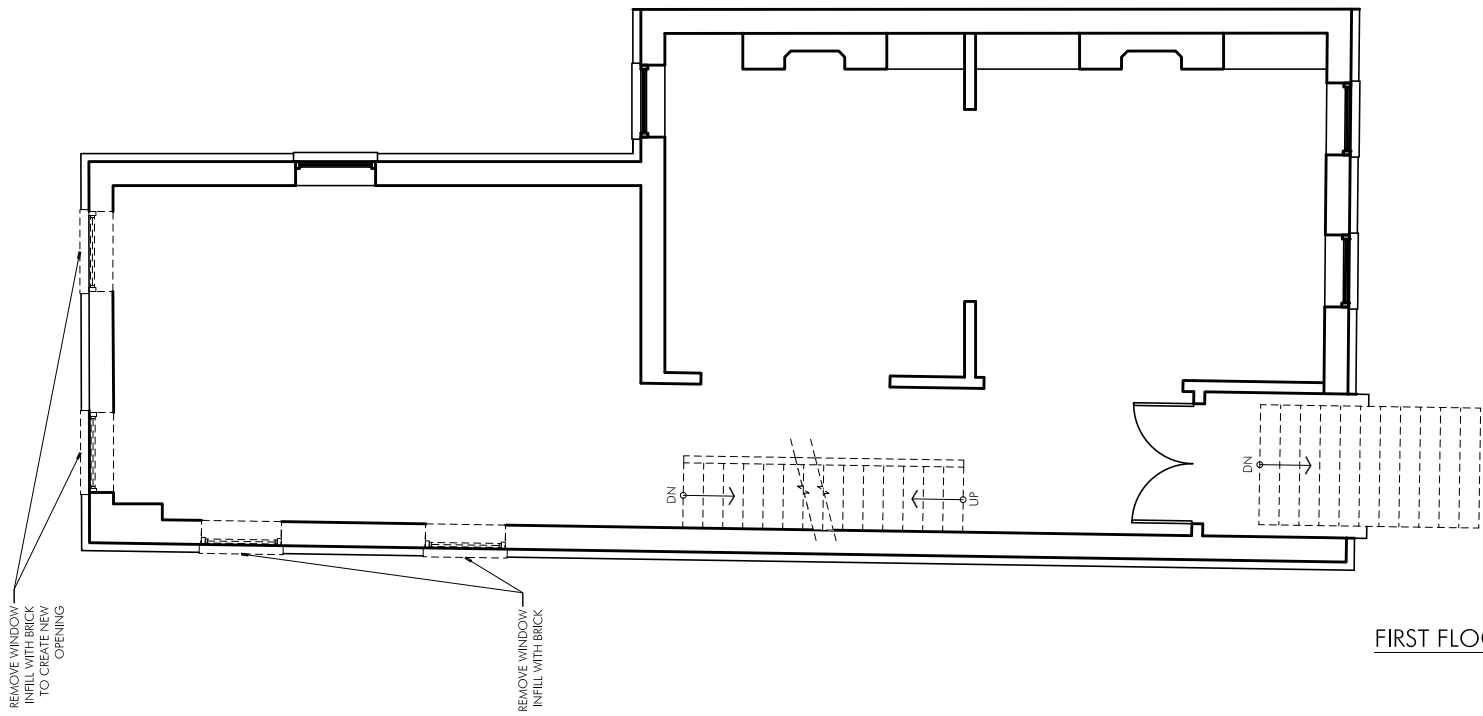
BOB ARCHITECTURE

PROPOSED SITE PLAN

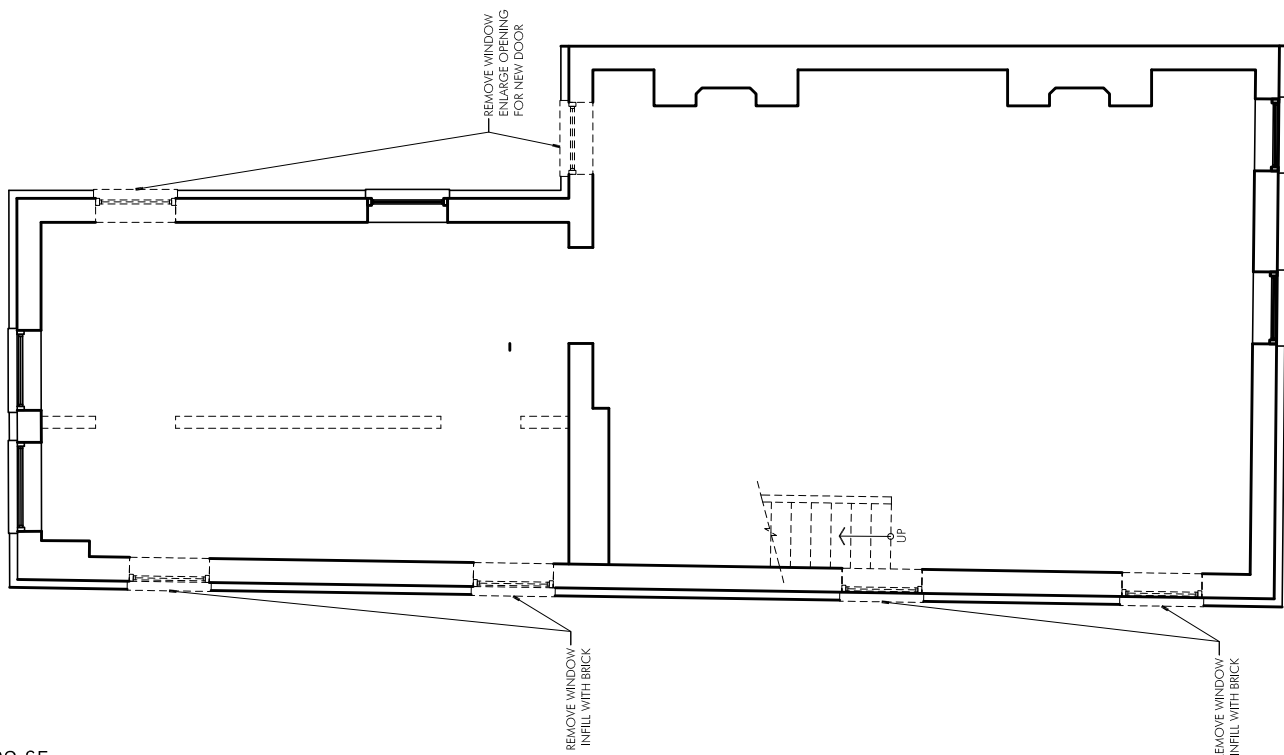
1"=20'



SECOND FLOOR PLAN



FIRST FLOOR PLAN

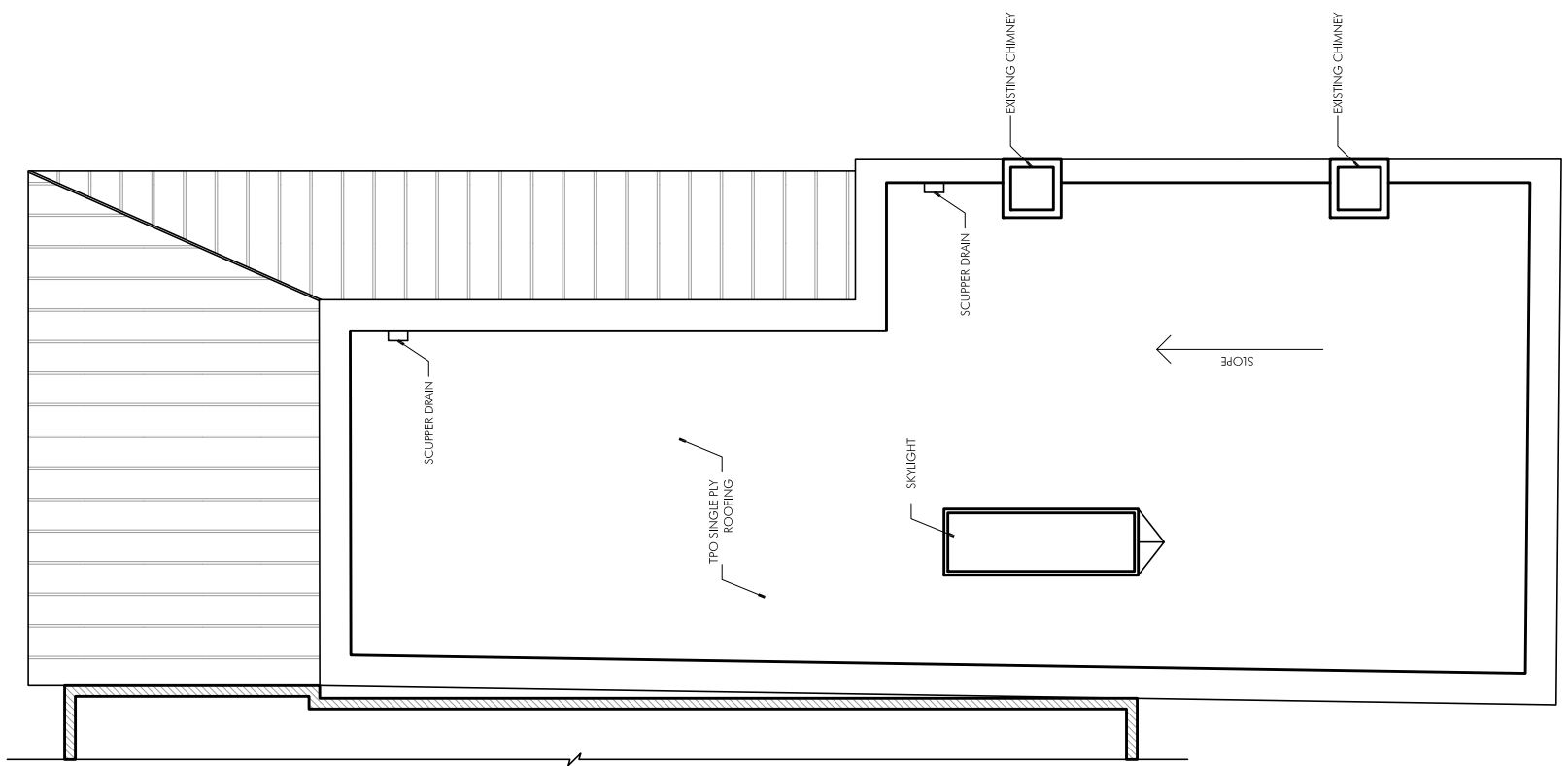


BASEMENT FLOOR PLAN

SQUARE FOOTAGE:	
BASEMENT FLR -	1,082 SF
FIRST FLOOR -	1,043 SF
SECOND FLOOR -	1,043 SF
TOTAL -	3,168 SF

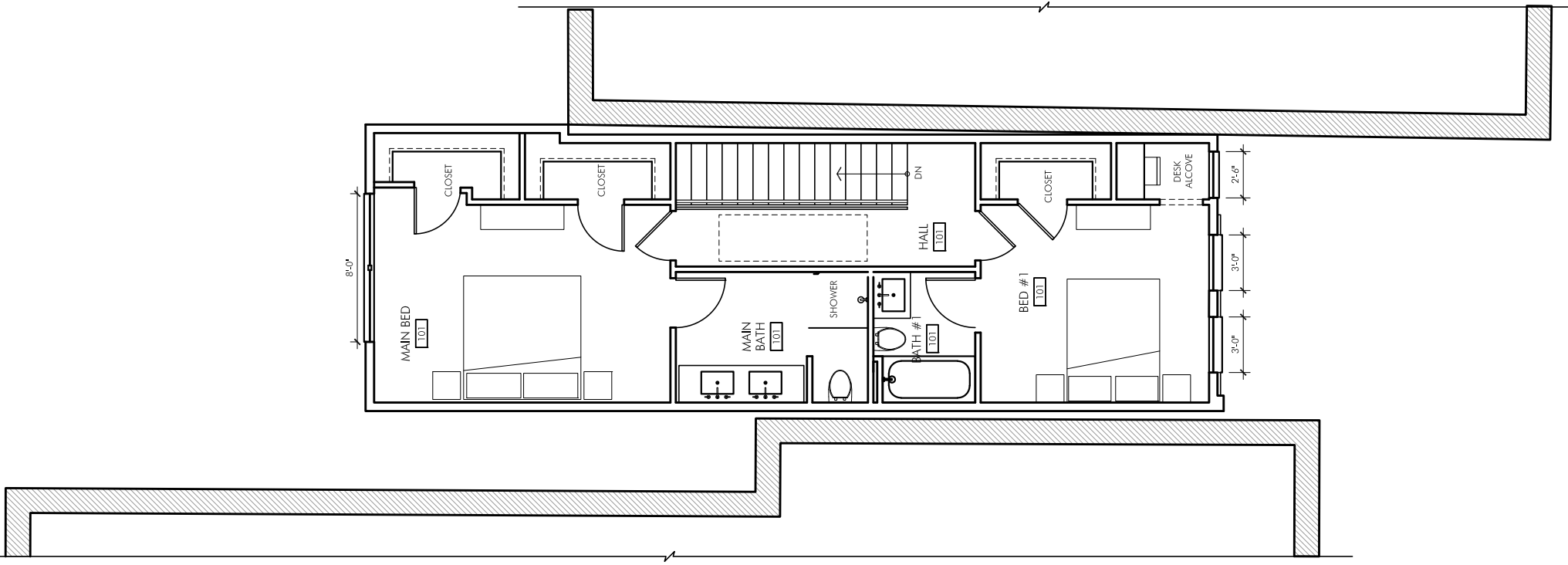
2320 E. MARSHALL ST.

EXISTING & DEMOLITION FLOOR PLANS

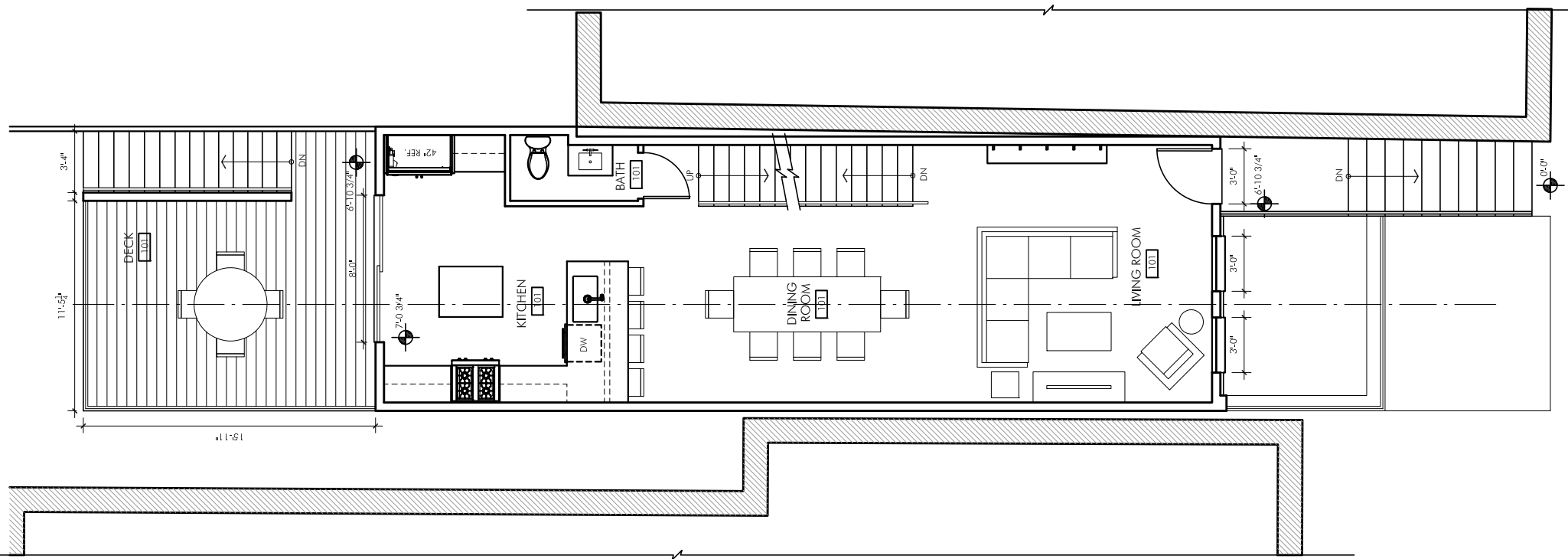


SQUARE FOOTAGE:
ROOF - 895 SF

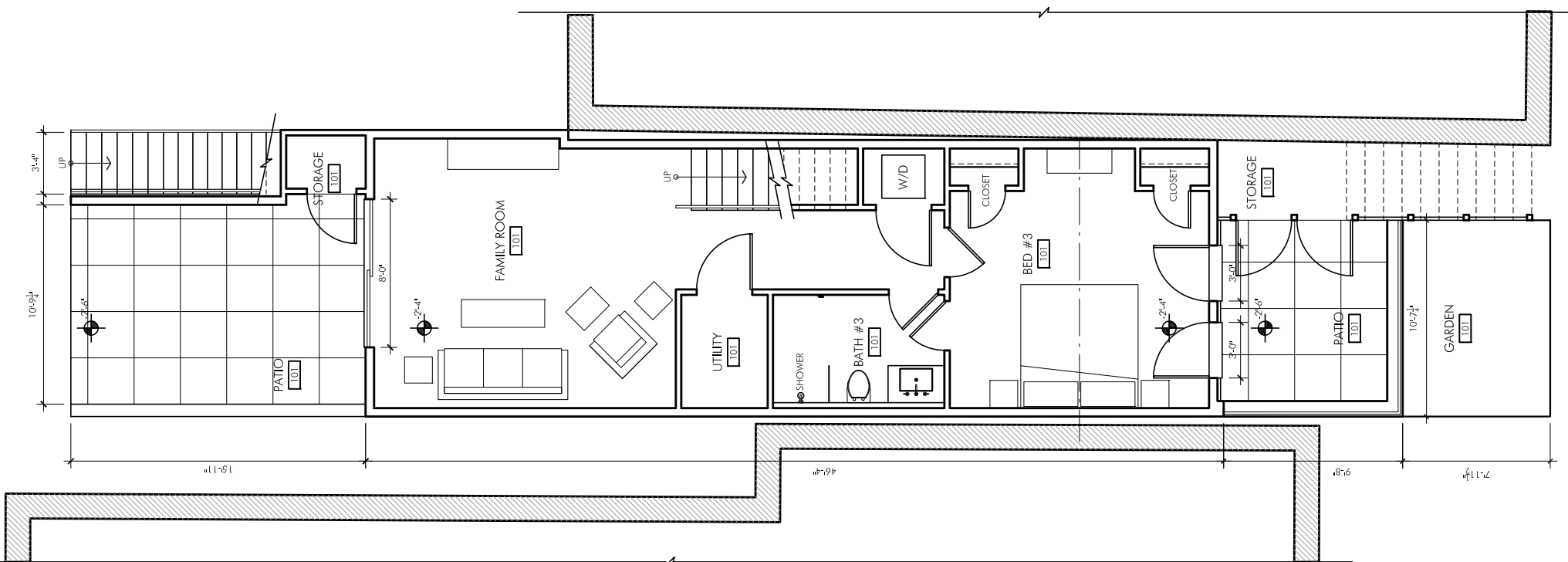
2320 E. MARSHALL ST.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASMENT FLOOR PLAN

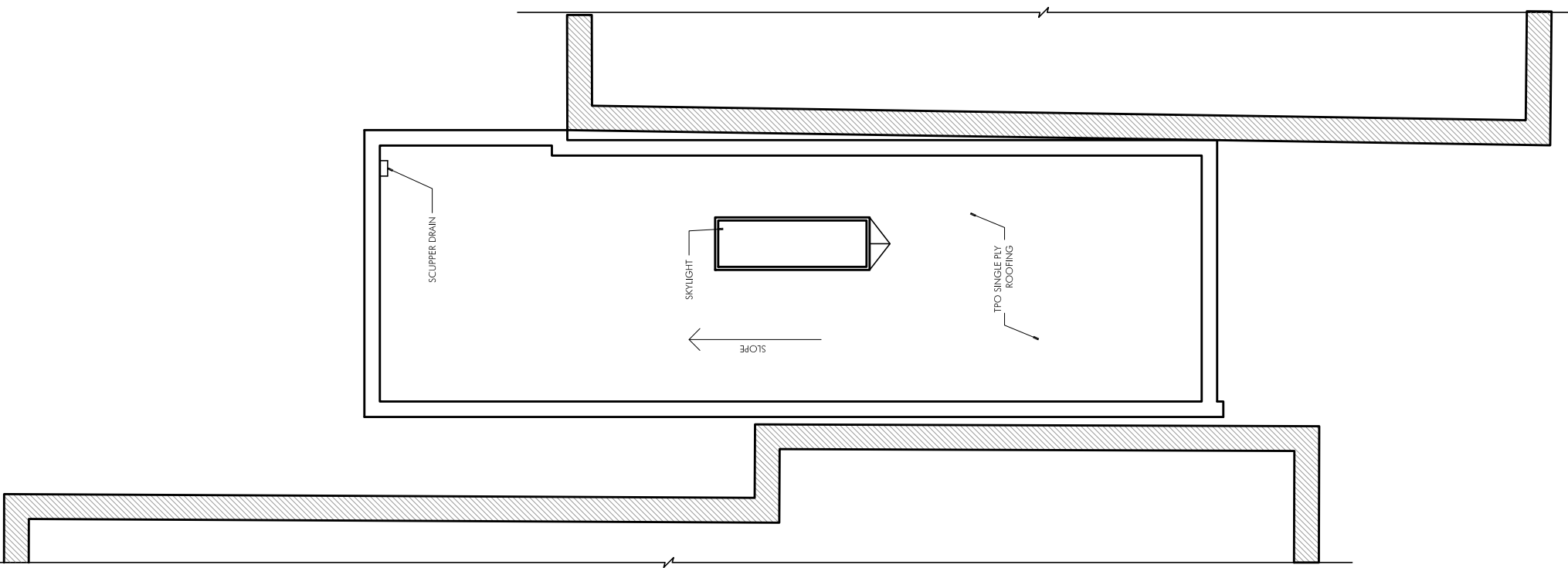
SQUARE FOOTAGE:

BASEMENT FLR -	693 SF
FIRST FLOOR -	654 SF
SECOND FLOOR -	654 SF
TOTAL -	2,001 SF

ADDL. SQUARE FOOTAGES:

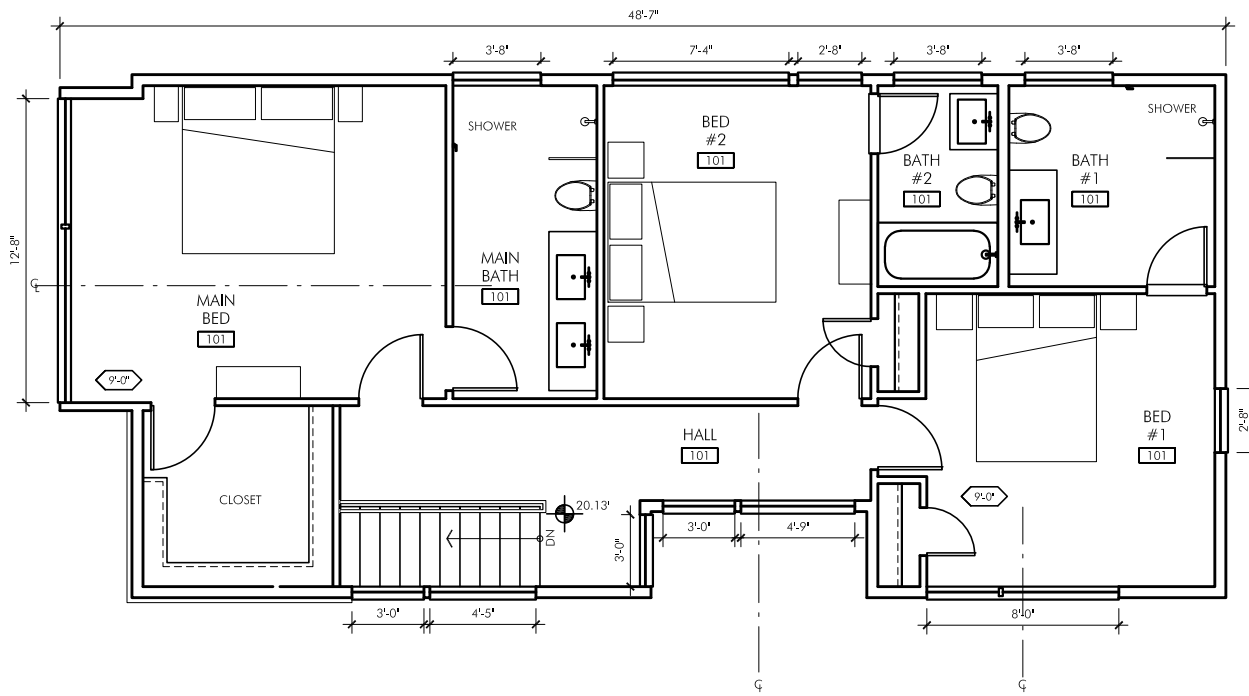
DECK -	202 SF
PATIO -	267 SF

2318 E. MARSHALL ST.

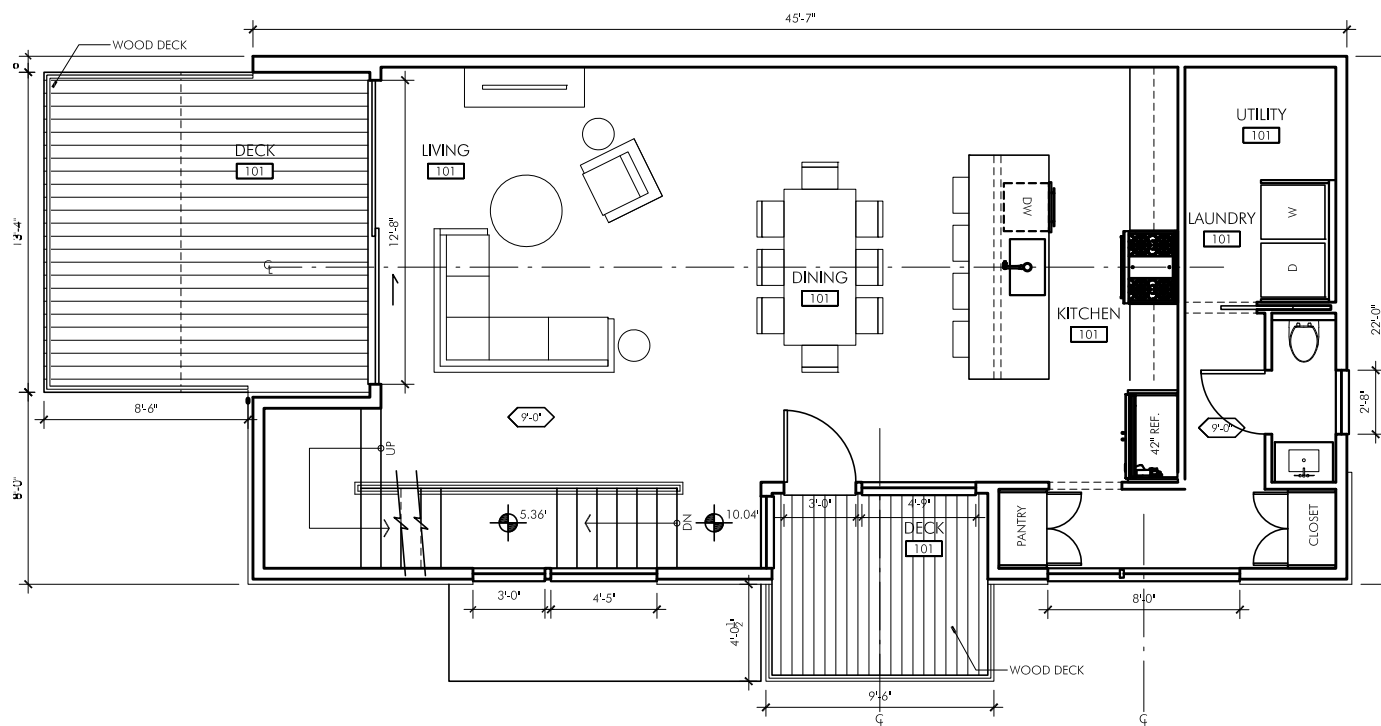


SQUARE FOOTAGE:
ROOF - 593 SF

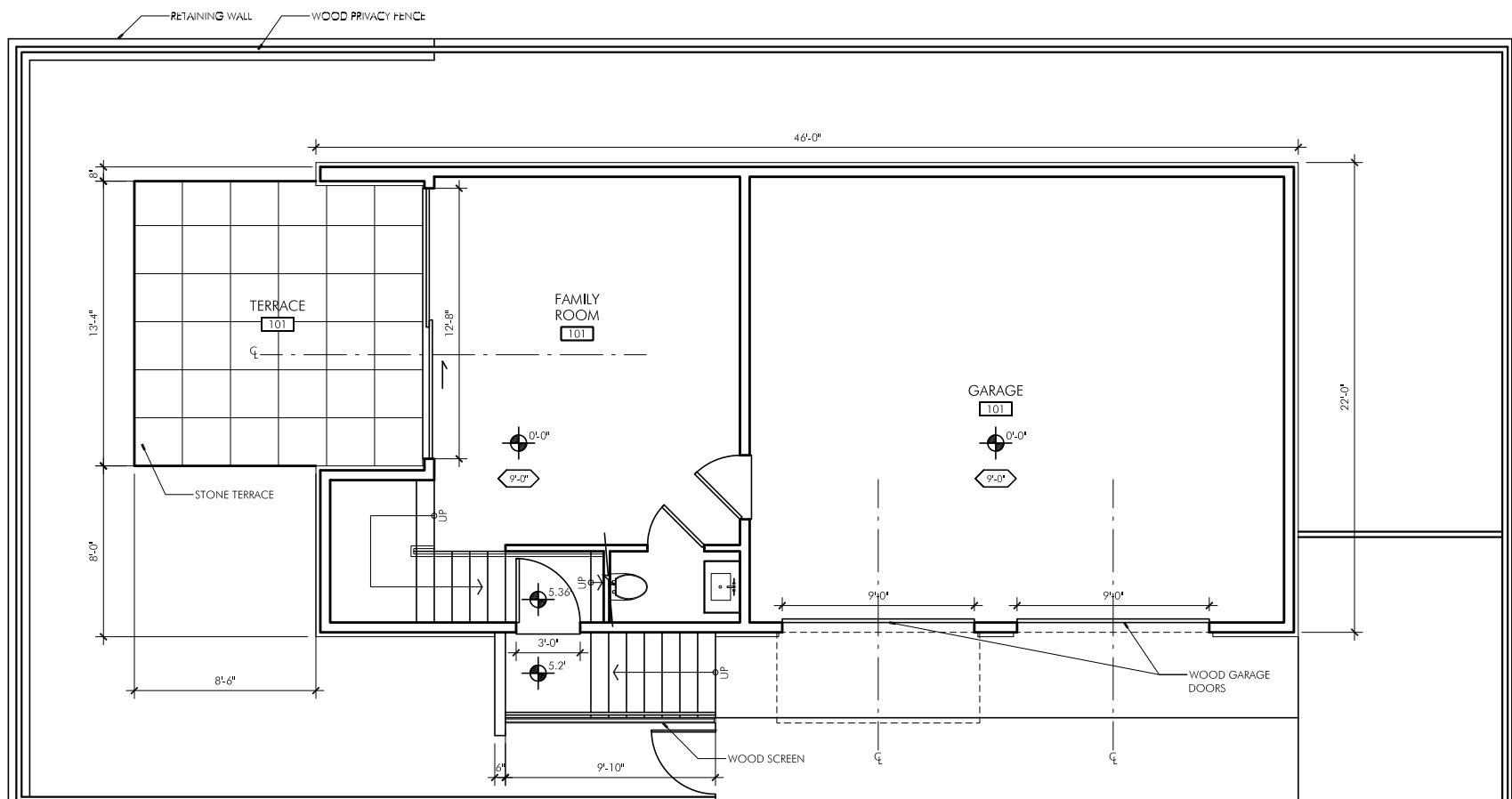
2318 E. MARSHALL ST.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

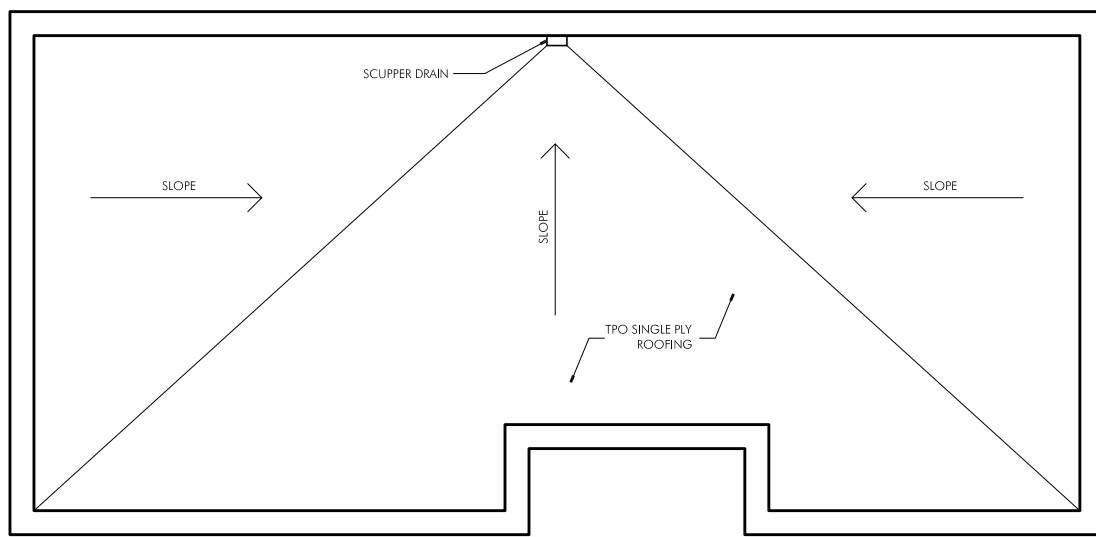
SQUARE FOOTAGE:

GROUND FLR -	369 SF
FIRST FLOOR -	805 SF
SECOND FLOOR -	971 SF
TOTAL -	2,145 SF

ADDL. SQUARE FOOTAGES:

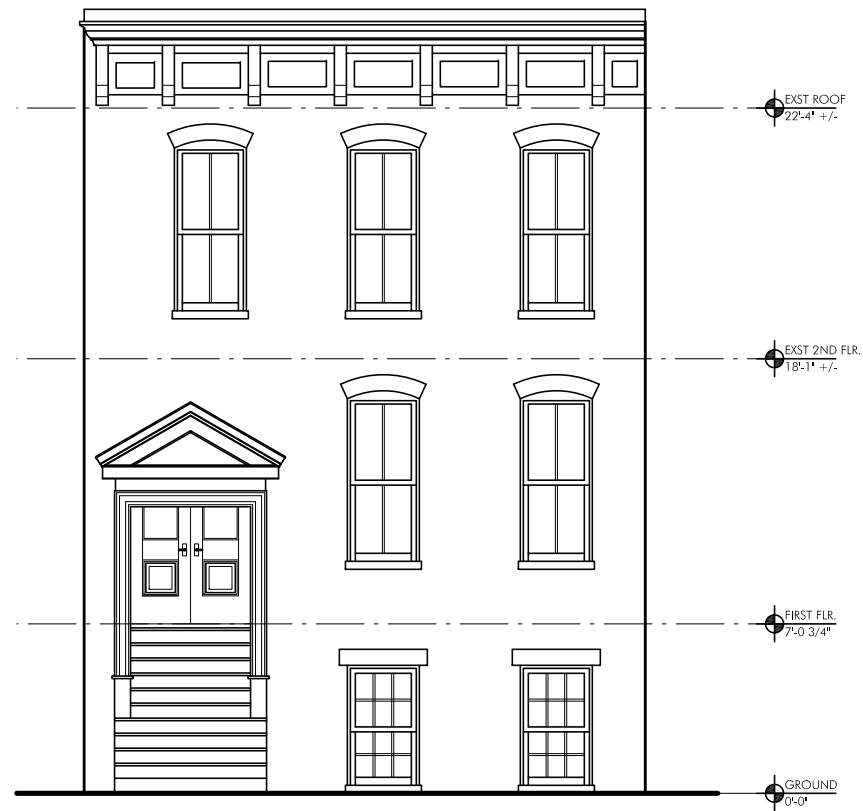
GARAGE -	555 SF
DECKS -	254 SF
TERRACE -	181 SF

ALLEY RESIDENCE

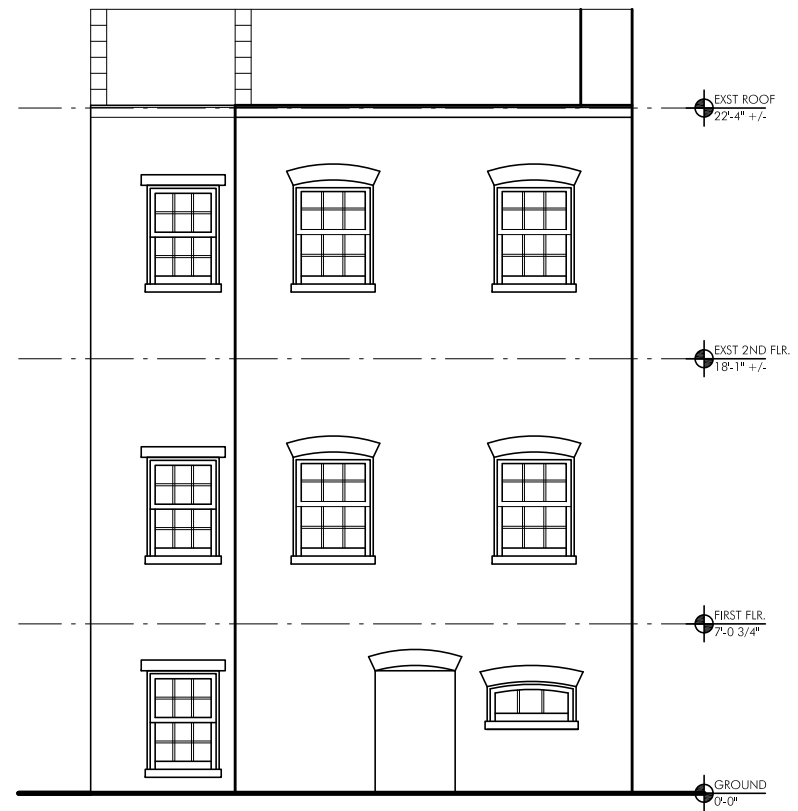


SQUARE FOOTAGE:
ROOF - 823 SF

ALLEY RESIDENCE

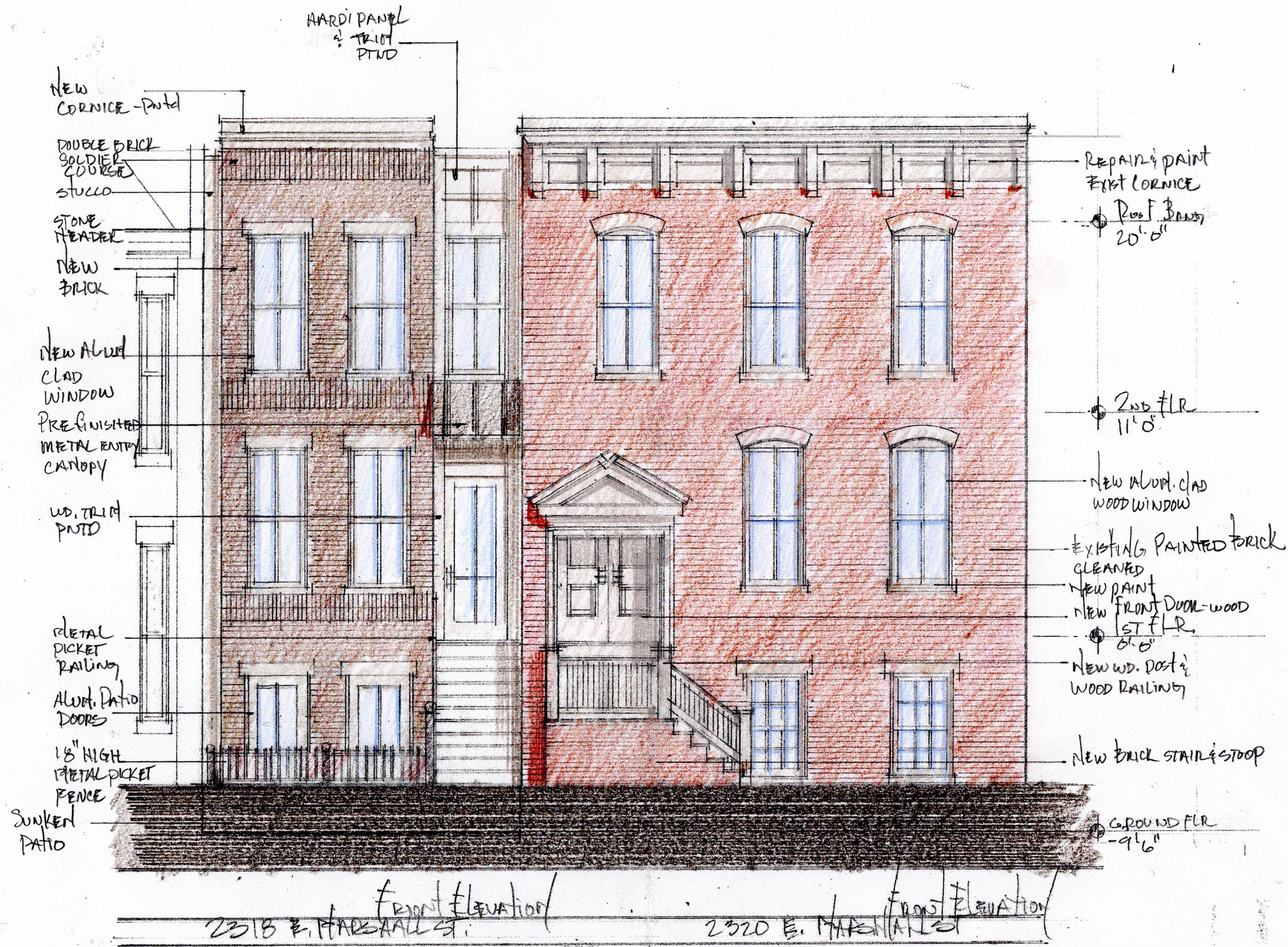


FRONT ELEVATION



REAR ELEVATION

2320 E. MARSHALL ST.



2318 E. MARSHALL ST. Front Elevation

2320 E. MARSHALL ST. Front Elevation



