



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: 601 N. 23<sup>rd</sup> Street, Richmond VA 23223 Current Zoning: R63  
Historic District: Union Hill

Application is submitted for: (check one)

- ☐ Alteration  
☐ Demolition  
☒ New Construction

**Project Description** (attach additional sheets if needed):

Extend rear porch and construct Pergola

**Applicant/Contact Person:** Nathaniel Marcus

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

Mailing Address: 601 N. 23<sup>rd</sup> St

City: Richmond

State: VA

Zip Code: 23223

Telephone: (617) 306 6206

Email: natemarcus@gmail.com

Billing Contact? yes Applicant Type (owner, architect, etc.): owner

**Property Owner:** Nathaniel Marcus

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: 601 N. 23<sup>rd</sup> St.

City: Richmond, VA

State: VA

Zip Code: 23223

Telephone: (617) 306-6206

Email: natemarcus@gmail.com

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: Nathaniel Marcus Date: 4/25/2025



# 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:** 601 N. 23rd Street

### BUILDING TYPE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence             | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building                | <input type="checkbox"/> other               |
| <input type="checkbox"/> mixed use building                 |  |
| <input type="checkbox"/> institutional building             |  |

### ALTERATION TYPE

- |  |  |
|--|--|
| <input type="checkbox"/> addition                    | <input type="checkbox"/> roof                        |
| <input type="checkbox"/> foundation                  | <input checked="" type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding     | <input type="checkbox"/> commercial sign             |
| <input type="checkbox"/> windows or doors            | <input type="checkbox"/> ramp or lift                |
| <input checked="" type="checkbox"/> porch or balcony | <input type="checkbox"/> 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)

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> current site plan  | <input type="checkbox"/> list of current windows and doors | <input type="checkbox"/> current elevations (all sides)   |
| <input checked="" type="checkbox"/> proposed site plan | <input type="checkbox"/> list of proposed window and door  | <input type="checkbox"/> proposed elevations (all sides)  |
| <input type="checkbox"/> current floor plans           | <input type="checkbox"/> current roof plan                 | <input type="checkbox"/> demolition plan                  |
| <input type="checkbox"/> proposed floor plans          | <input type="checkbox"/> proposed roof plan                | <input type="checkbox"/> perspective and/or line of sight |
| <input type="checkbox"/> legal "plat of survey"        |  |   |



Photos of the backyard currently at 601 N 23rd Street





Examples of closest pergolas in the neighborhood



506 N 23rd Street



Nearby on M Street



# 601 North 23rd Street – Rear Deck CAR Application

### Owner

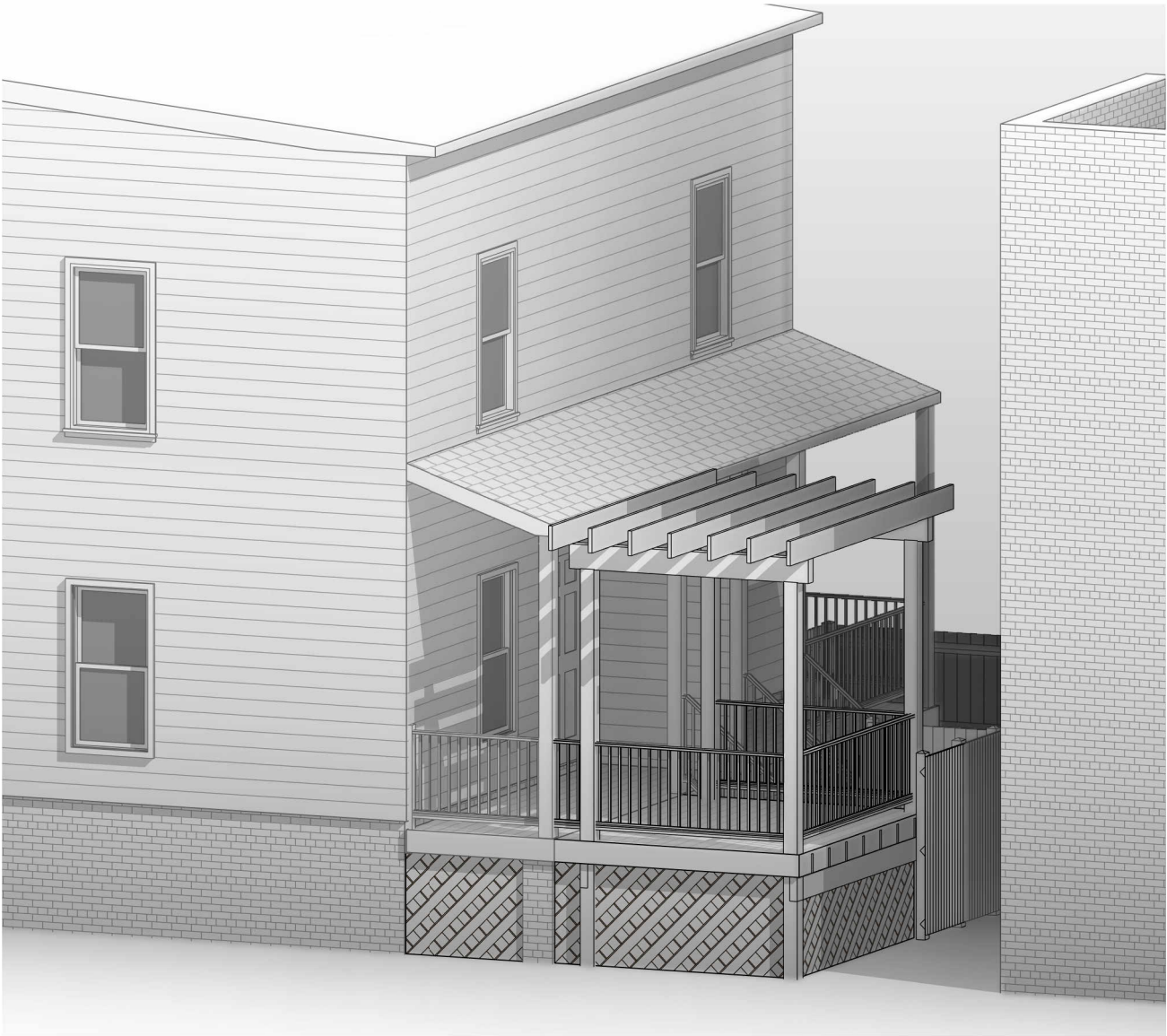
Nathaniel and Millones Marco  
601 North 23rd Street  
Richmond, VA 23223  
617.306.6206  
natemarcus@gmail.com

### Engineer

Obsidian, Inc.  
Charles R. Field, P.E.  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

### Property Information

Parcel ID	E0000293015
Zoning	R-63
Use	Residential
Setbacks	Front Yard = 15' maximum Side Yard = 5 feet Rear Yard = 15 feet
Lot Coverage	< 65%



### Table of Contents

A1.1	Plan View
A1.2	Plan View
A1.3	Elevations
G.01	Title Sheet
S.1	Structure

### Scope of Work

Scope of work will generally consist of the construction of a deck/gazebo at the rear of the property.

1. The deck will be constructed of presuure treated dimensional lumber, SP No. 2.
2. The railings will be painted wooden richmond rail.
3. Beneath the deck will be concealed with painted wooden latice.
4. The connection hardware will be Simpson Strong-Tie Outdoor Accents hardware.

**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Title Sheet**  
601 N 23rd St – Rear Deck CAR Application  
Nathaniel and Millones Marco

April 24, 2025

G.01

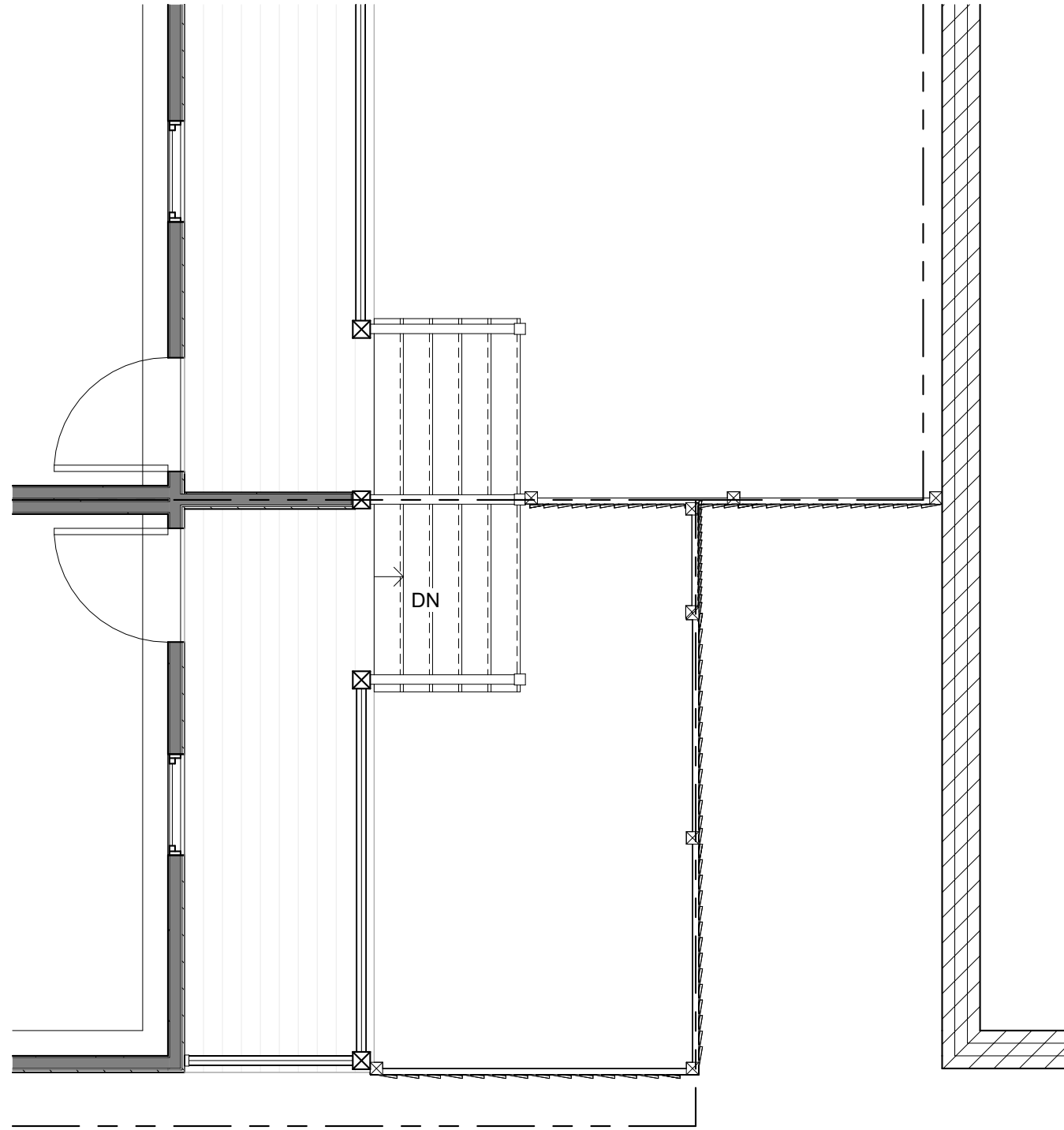


crf

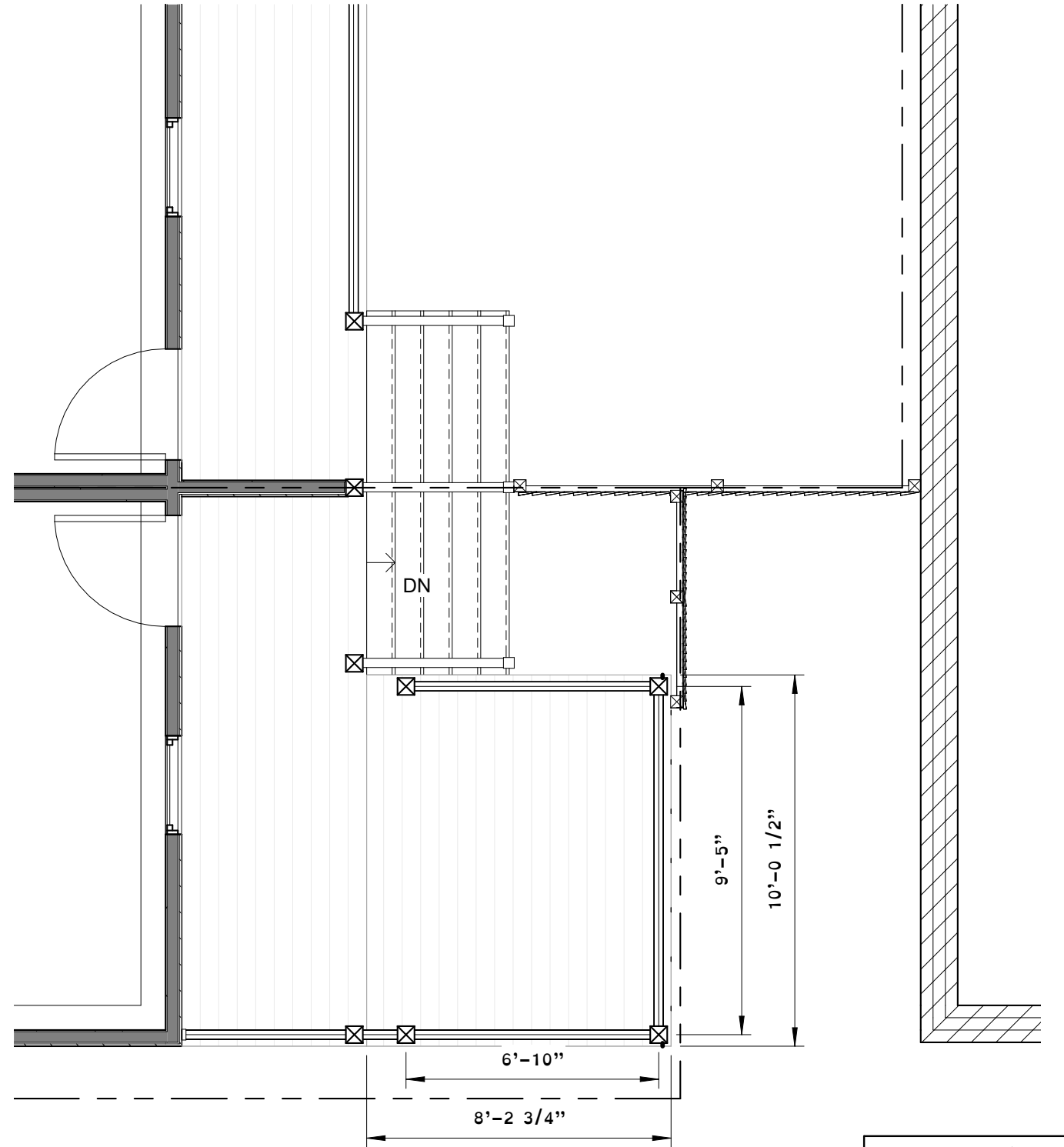
Rev.	Date	Description
------	------	-------------



Print plans at 11" x 17", Tabloid



2 1st Floor - Existing  
1/4" = 1'-0"



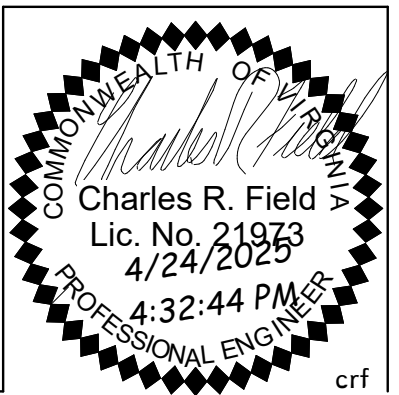
1 1st Floor - Proposed  
1/4" = 1'-0"

**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Plan View**  
601 N 23rd St - Rear Deck CAR Application  
Nathaniel and Millones Marco

April 24, 2025

A1.1

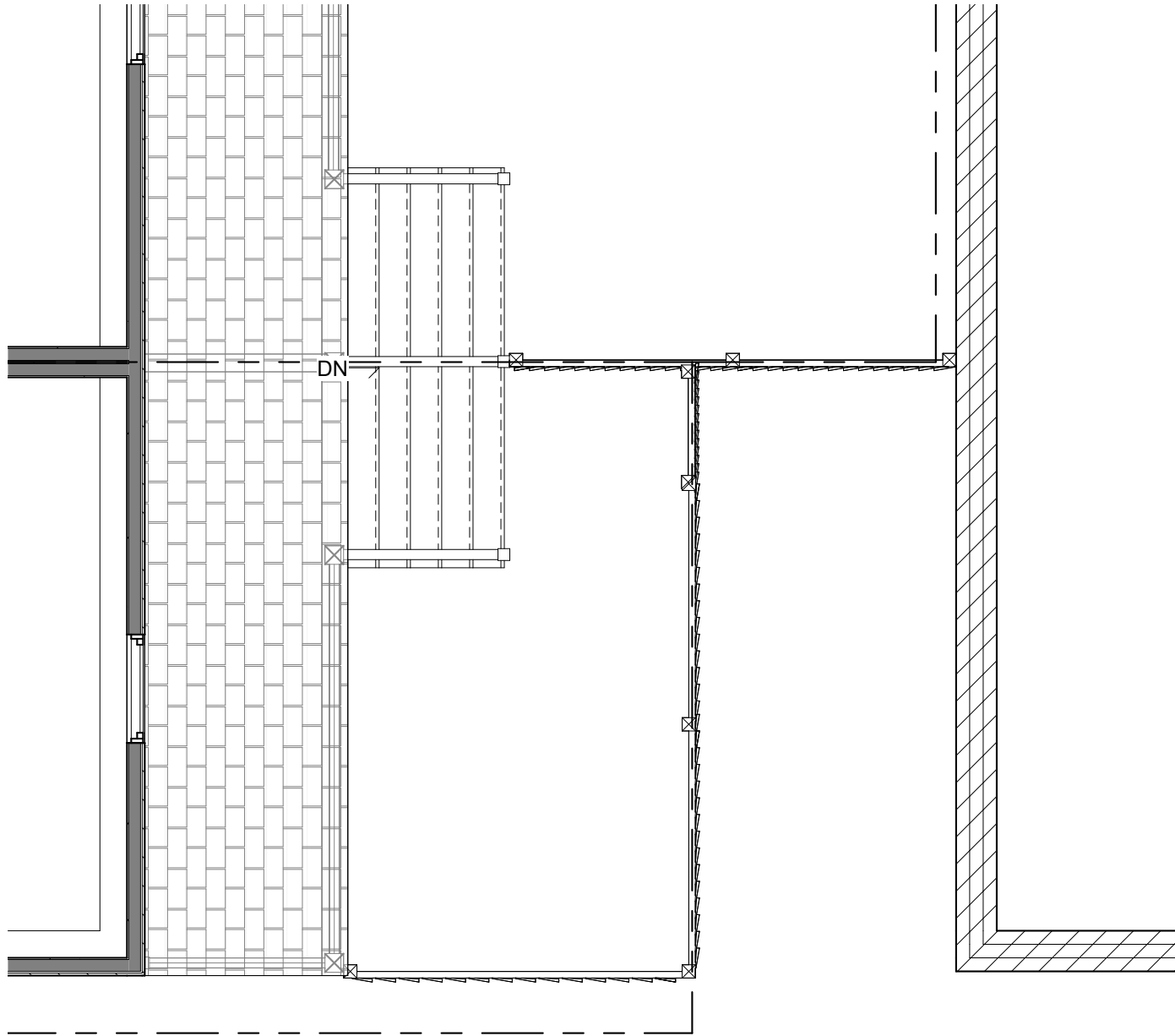


crf

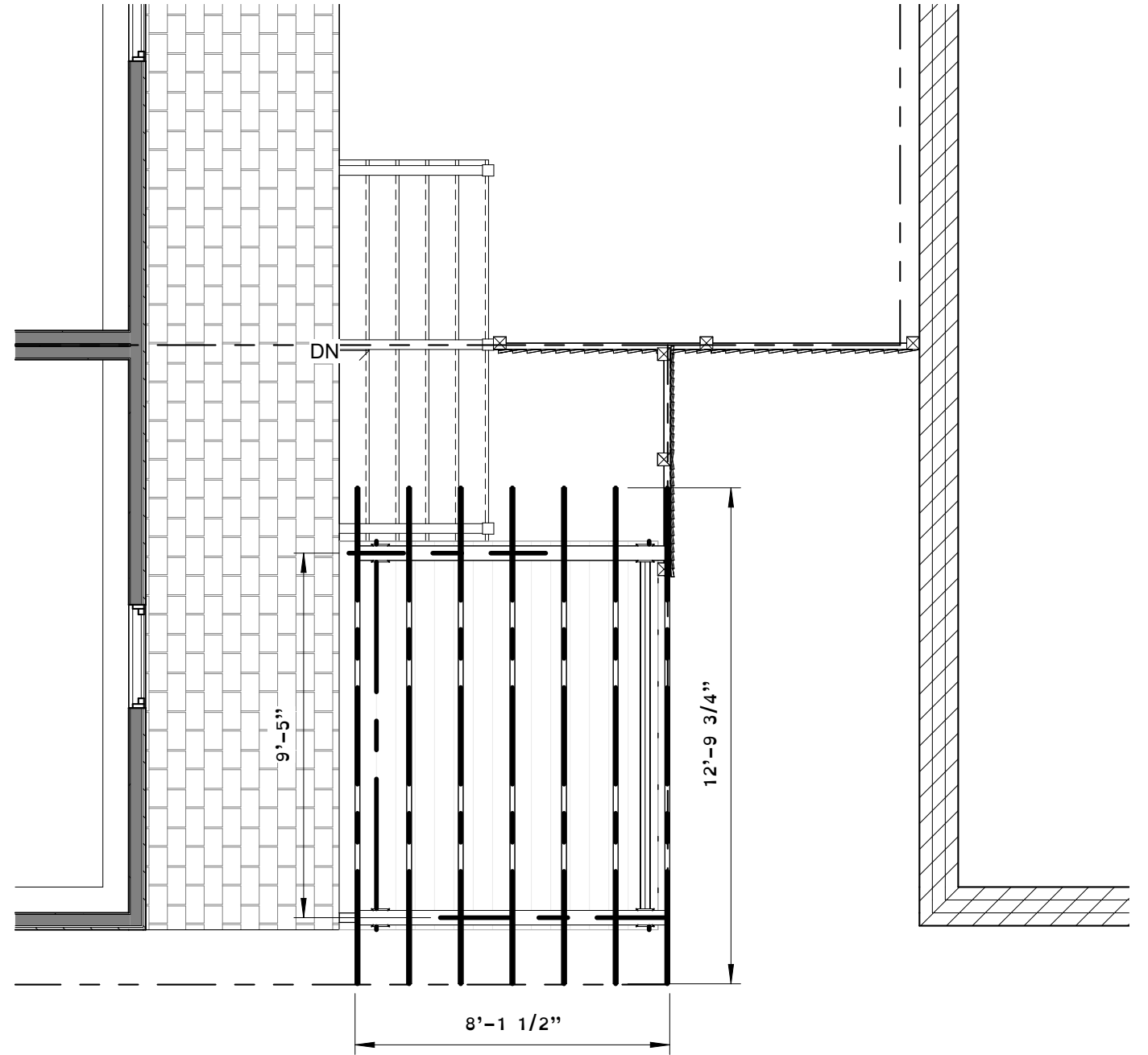
Rev.	Date	Description
------	------	-------------



Print plans at 11" x 17", Tabloid



2 2nd Floor – Existing  
1/4" = 1'-0"



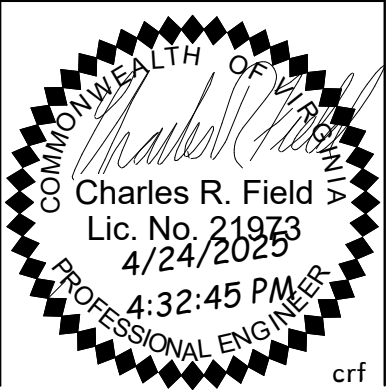
1 2nd Floor – Proposed  
1/4" = 1'-0"

Rev.	Date	Description
------	------	-------------

**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

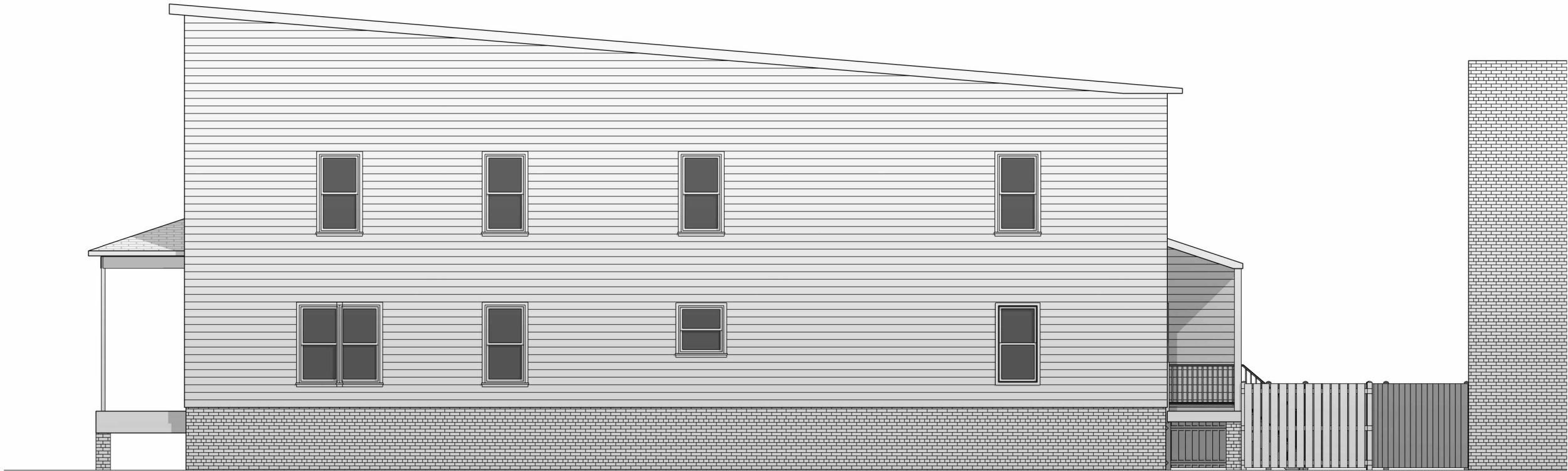
**Plan View**  
601 N 23rd St – Rear Deck CAR Application  
Nathaniel and Millones Marco  
April 24, 2025

A1.2

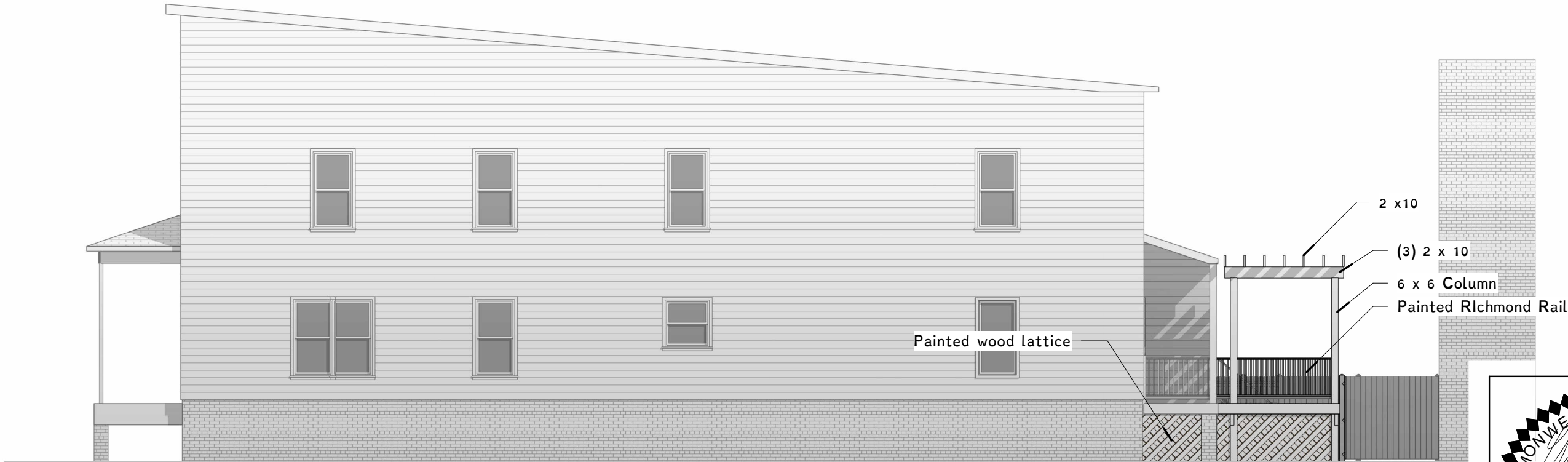




Print plans at 11" x 17", Tabloid



2 Existing South  
1/8" = 1'-0"



1 Proposed South  
1/8" = 1'-0"

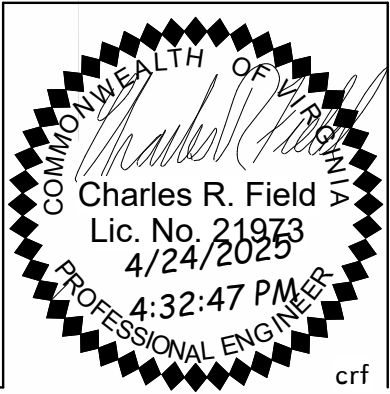
Rev.	Date	Description
------	------	-------------

**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Elevations**  
601 N 23rd St – Rear Deck CAR Application  
Nathaniel and Millones Marco

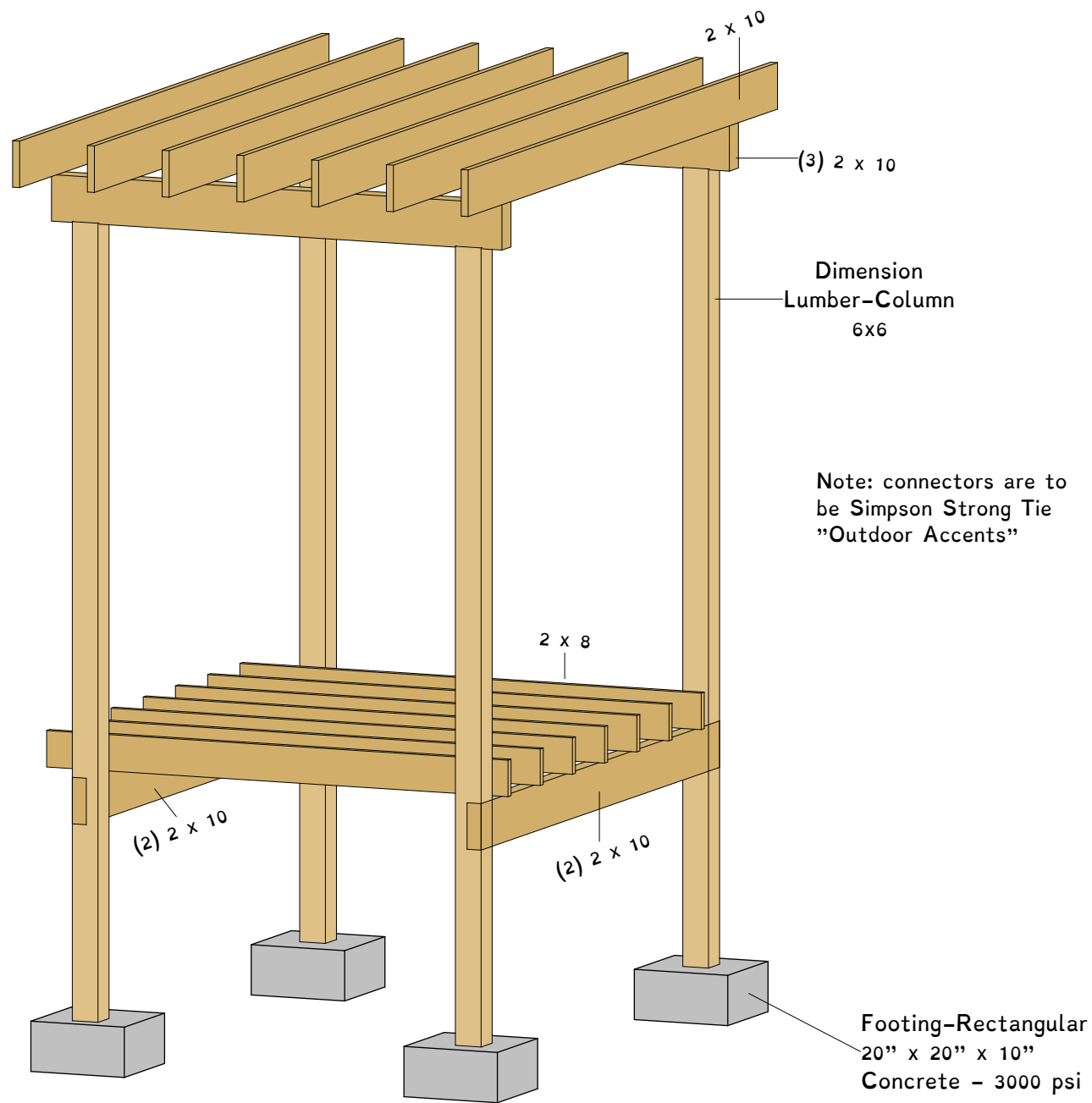
April 24, 2025

A1.3





Print plans at 11" x 17", Tabloid



1 Isometric

Rev.	Date	Description
------	------	-------------

**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**Structure**  
601 N 23rd St - Rear Deck CAR Application  
Nathaniel and Millones Marco  
April 24, 2025

S.1

