



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: 214 W Marshall Sreet

Current Zoning: RO-2

Historic District: Jackson Ward

Application is submitted for: (check one)

- Alteration
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

New construction of a multifamily dwelling. Final Review

Applicant/Contact Person: Alessandro Ragazzi

Company: Baker Development Resources

Mailing Address: [REDACTED]

City: Richmond

State: VA

Zip Code: 23219

Telephone: [REDACTED]

Email: [REDACTED]

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

Property Owner: KING TODD AND CHANDRA

If Business Entity, name and title of authorized signee: _____

Mailing Address: [REDACTED]

City: NORFOLK

State: VA

Zip Code: 23507

Telephone: (____) _____

Email: _____

Billing Contact? _____

****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.



March 30, 2025

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: 214 W Marshall Street (N000-0150/022)

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new three-story multifamily dwelling on the property known as 214 W Marshall Street (the "Property"). This project was conceptually reviewed at the February 24, 2026 meeting of the CAR.

The Property is located on the northern line of W Marshall Street between Madison Street and Brook Road and lies in Richmond's Jackson Ward City Old and Historic District. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. This block consists of a range of buildings including adjacent single-family attached dwellings, a large multi-family apartment complex along the southern line of W Marshall, and one-story and two-story commercial buildings located to the east towards the intersection of W Marshall Street with Brook Road. Historic dwellings in the area tend to be of a range of designs and materials with historic dwellings in the block utilizing brick exteriors and containing full-width front porches.

The Property owner is proposing to construct a three-story, multifamily dwelling on the Property. The dwelling design recognizes the existing dwellings in the block and previously approved designs and utilizes high quality materials including brick and cementitious siding.



Figure 1: Revised elevations along Marshall Street



Figure 2: Initial elevations along Marshall Street

Conceptual Review and Changes:

This project was conceptually reviewed at the February 2026 CAR meeting. Based on the comments from Staff and Commissioners, the applicant has revised the design to address the comments. The proposed changes include:

Along Marshall Street, the proposed building has been revised to meet the comments by staff, echoed by Commissioner Rodriguez, which suggested adjusting the window spacing to reduce the perceived height of the building. While the three-story design was supported overall, the windows have been spaced further apart on the façade to lessen the verticality of

the building. This included adjusting the porch proportions to better reflect the architectural rhythms of the district as noted by staff. Additionally, the depth of the porch was reduced by 1'. This reduction served to bring the proposed porches more in line with the adjacent porch projections as recommended by staff, while maintaining the functionality of the porches as complimented by Commissioner Moore.



Figure 3: Revised side elevations

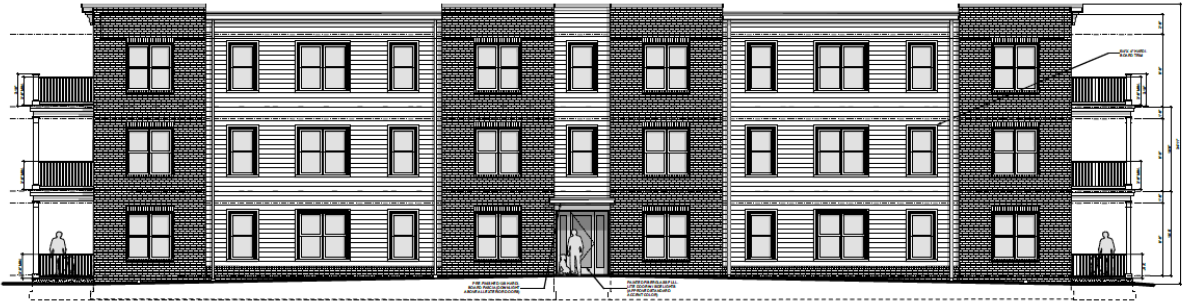


Figure 4: Initial side elevations

The side elevations have been revised to remove the paired window groupings entirely and replace them with evenly distributed single windows. This serves to address staff considerations about single windows on the sided portion as well as commission concerns in regard to the double window pairings potentially being seen from the street and not appearing consistent with the character of the neighborhood.

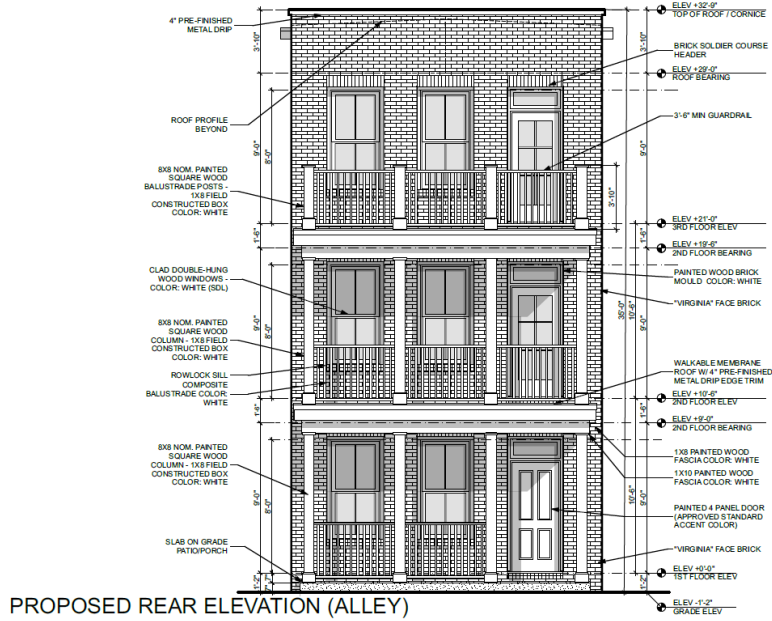


Figure 5: Revised rear elevations

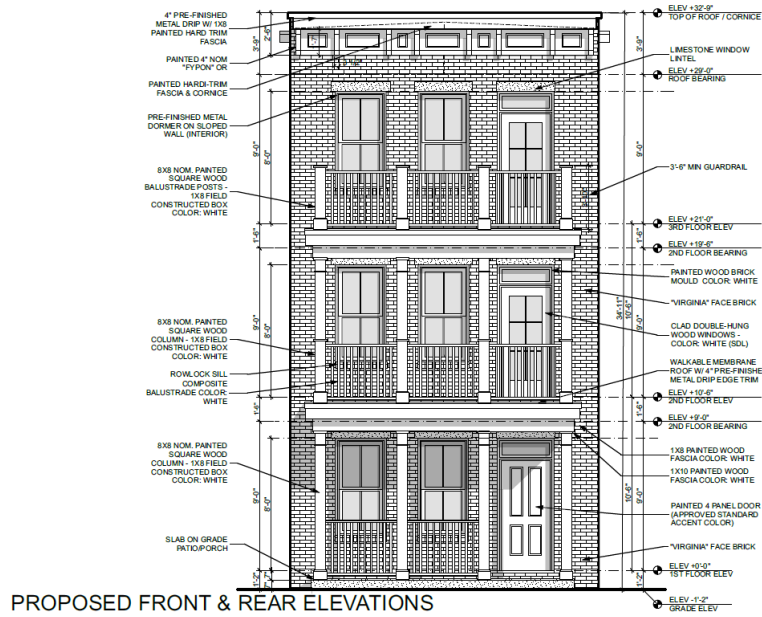


Figure 6: Initial rear elevations

Lastly, at the direction of the Commission and specifically noted by Commissioner Easterling, the rear elevations have been simplified. Specifically, the rear cornice has been removed, the porch columns stripped of texture along the balconies, and the stone lintels over the windows have been replaced with a subdued brick soldier course.

Siting:

The proposed dwelling would front W Marshall Street and be aligned with the existing dwellings located at 216 and 212 ½ W Marshall Street. The siting of the new dwelling is compatible with others within the area and will present a consistent street frontage along W Marshall Street while filling in a “missing tooth” in the block.

Form:

The dwelling has been designed in a manner which is consistent with the form of other historic structures in the neighborhood and recently approved designs in the district. The proposed design would reference the existing single-family homes in the block with a brick façade and traditional Italianate roof form. The three-bay design, front doors with transom windows, and traditional brick construction carry features from the existing homes in the area consistent with the CAR guidelines.

Scale:

The proposed dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level. Dwellings in the block range from two to five-stories in height with some two-story dwellings elevated from street height while other buildings are located at grade.

Height, Width, Proportion, & Massing

The proposed dwelling is compatible in height with other structures on the block and consistent with the height of other dwellings along W Marshall Street beyond the subject block. Existing structures within the block range from one to five stories. Additionally, discreet, full-width porches break up the overall massing of the design and reference a more traditional townhome form.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. These items were selected to be consistent with CAR requirements and nearby dwellings. All finishes including doors and windows would be as noted on the provided plans.

The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the existing structures on the block and reflects new construction recently reviewed and approved by the CAR in the vicinity. The proposed dwelling is consistent with the fabric of the historic district while offering new housing opportunities within the area. Furthermore, many of the design elements of the

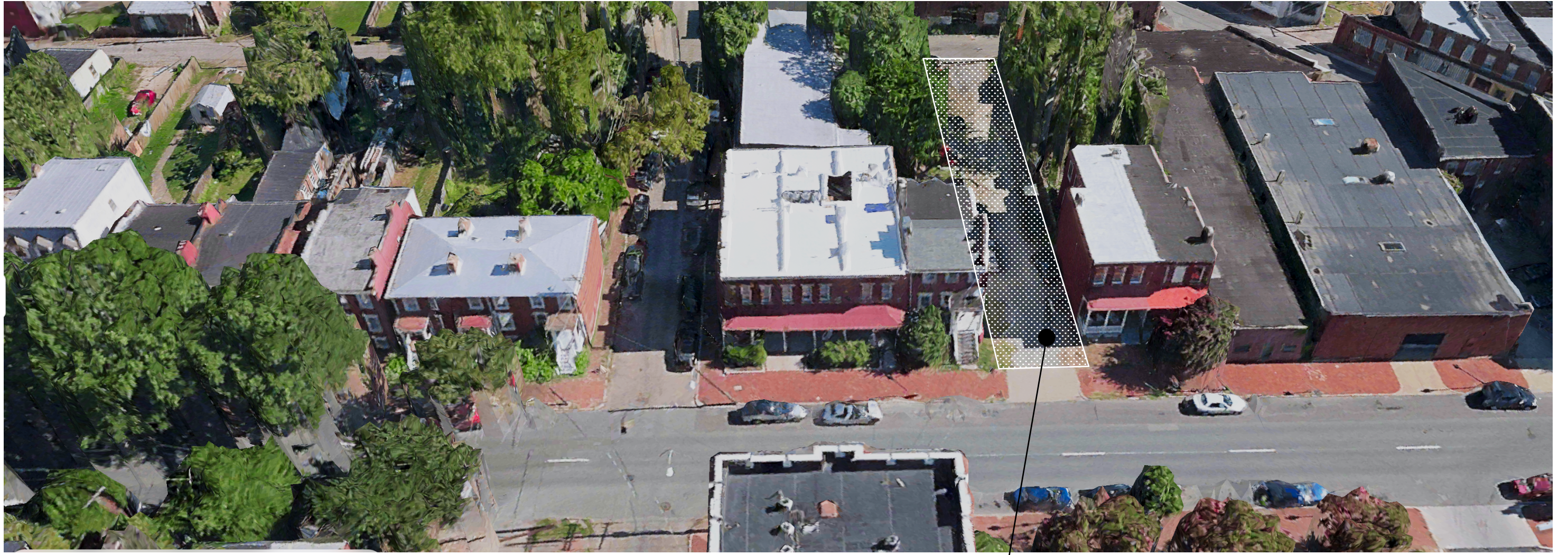
proposed dwelling can be found on historically significant dwellings throughout the Jackson Ward district.

I thank you for the care and assistance in reviewing this application. Should you have any questions after reviewing this request, please feel free to contact me at alessandro@bakerdevelopmentresources.com or (804)432-7892.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alessandro'.

Alessandro U. Ragazzi, AICP
Baker Development Resources, LLC



214 W MARSHALL ST

EXISTING CONDITIONS NEIGHBORHOOD VIEW

SCALE: 1:1.54

SK-01
3/27/26
PROJECT NO.: 25009

EXISTING CONDITIONS NEIGHBORHOOD PLAN
214 W MARSHALL ST
RICHMOND, VIRGINIA



214 W MARSHALL ST



EXISTING CONDITIONS STREETScape

SCALE: 1:1.33

SK-02
3/27/26

PROJECT NO.: 25009

EXISTING CONDITIONS STREETScape VIEW

214 W MARSHALL ST

RICHMOND, VIRGINIA



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ARCHITECTS

BUILDING DATA:

ZONING: RO-2
FIRE PROTECTION: SPRINKLERED
TYPE OF CONSTRUCTION: V COMBUSTIBLE (NON-PROTECTED)
OFF-STREET PARKING PROVIDED: NONE / TENANT LOADING AREA
HISTORIC DISTRICT: JACKSON WARD

TOTAL LOT AREA: 4,064 SF
LOT COVERAGE: 2,522 SF / 4,064 SF = 62%
USABLE OPEN SPACE: 4,064 - 2,522 = 1,542 + 480 = 2,022 SF

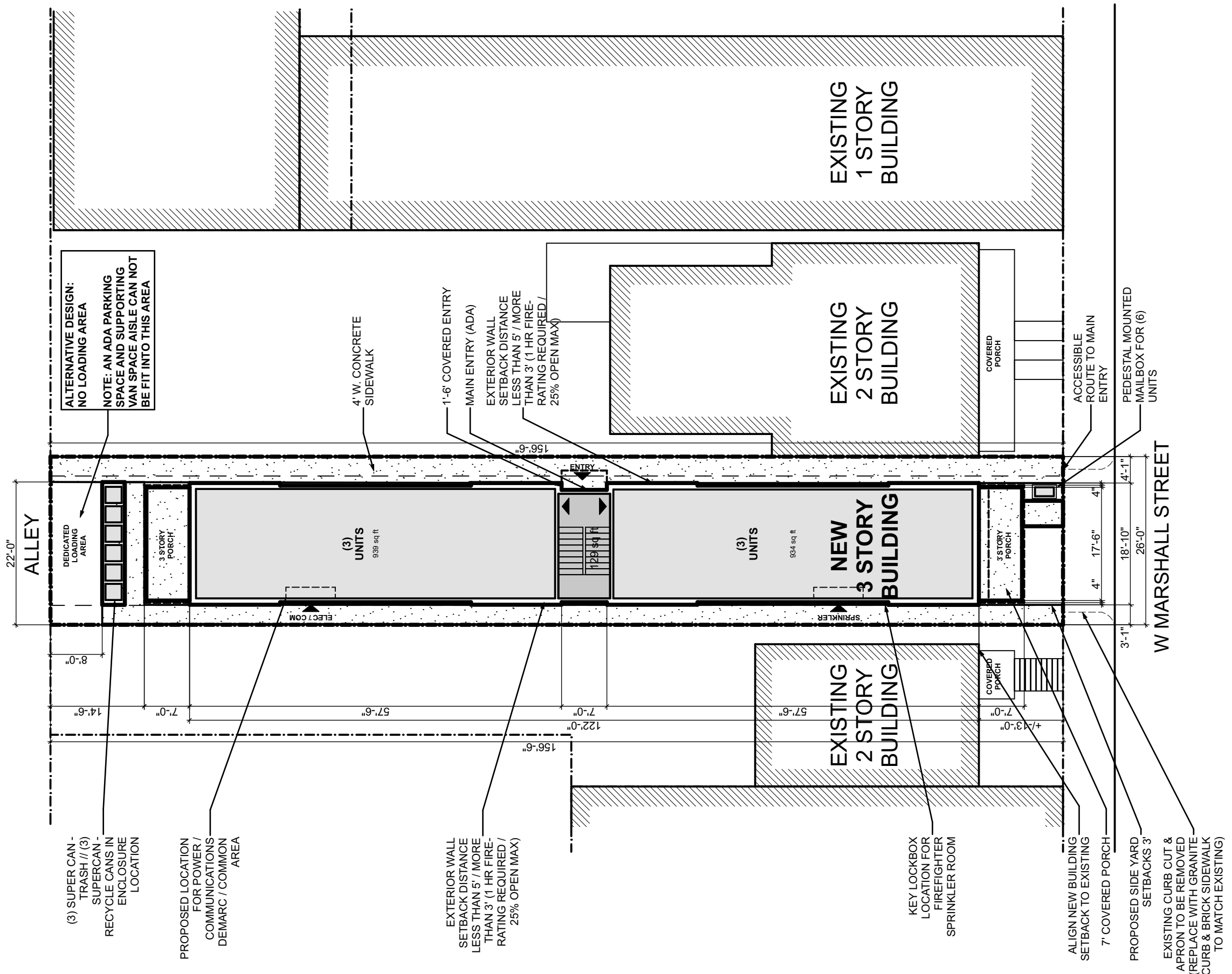
UNIT DATA:

TOTAL UNITS: 6
FLOOR 1:
 UNIT 1: 934 SF (TWO BEDROOM - TYPE B) W/ 120 SF PORCH
 UNIT 2: 934 SF (TWO BEDROOM - TYPE B) W/ 120 SF PORCH
FLOOR 2:
 UNIT 3: 934 SF (TWO BEDROOM) W/ 120' SF PORCH
 UNIT 4: 934 SF (TWO BEDROOM) W/ 120 SF PORCH
FLOOR 3:
 UNIT 5: 934 SF (TWO BEDROOM) NO PORCH
 UNIT 6: 934 SF (TWO BEDROOM) NO PORCH

TOTAL RENTABLE AREA: 5,604 SF CONDITIONED / 480 SF EXTERIOR

BUILDING GROSS AREAS:

FLOOR 1: 2,239 GSF
 FLOOR 2: 2,239 GSF
 FLOOR 3: 2,239 GSF
 TOTAL: 6,717 GSF



SITE PLAN

SCALE: 1/16" = 1'-0"

SK-03

3/27/26

PROJECT NO.: 25009

PROPOSED SITE PLAN

214 W MARSHALL ST

RICHMOND, VIRGINIA



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ARCHITECTS



214 MARSHALL - STREETSCAPE ELEV

SCALE: 3/32" = 1'-0"

SK-04

3/27/26

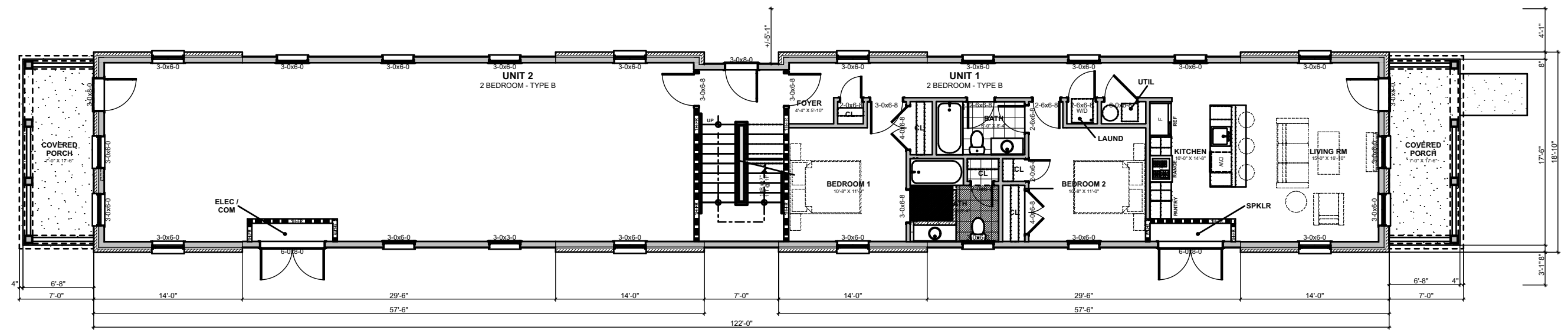
PROJECT NO.: 25009

MARSHALL ST STREETSCAPE ELEVATION

214 W MARSHALL ST

RICHMOND, VIRGINIA





SK-05

3/27/26

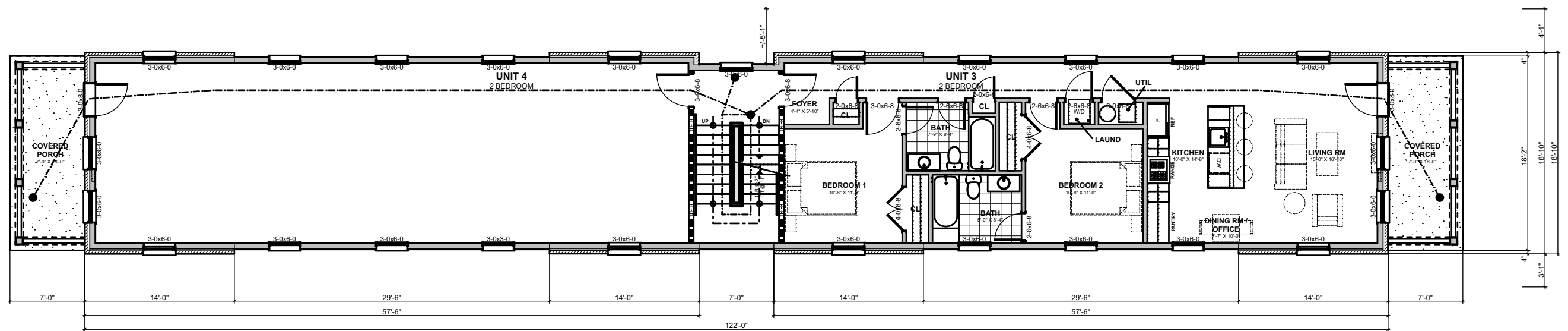
PROJECT NO.: 25009

PROPOSED FIRST FLOOR PLAN

214 W MARSHALL ST

RICHMOND, VIRGINIA





SECOND FLOOR PLAN

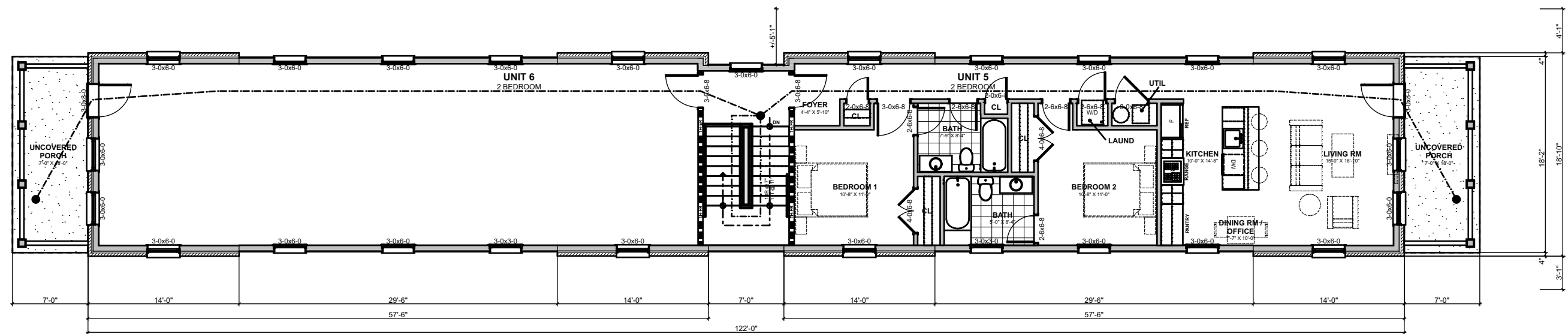
SCALE: 3/32" = 1'-0"

SK-06
3/27/26

PROJECT NO.: 25009

PROPOSED SECOND FLOOR PLAN
214 W MARSHALL ST
RICHMOND, VIRGINIA





THIRD FLOOR PLAN

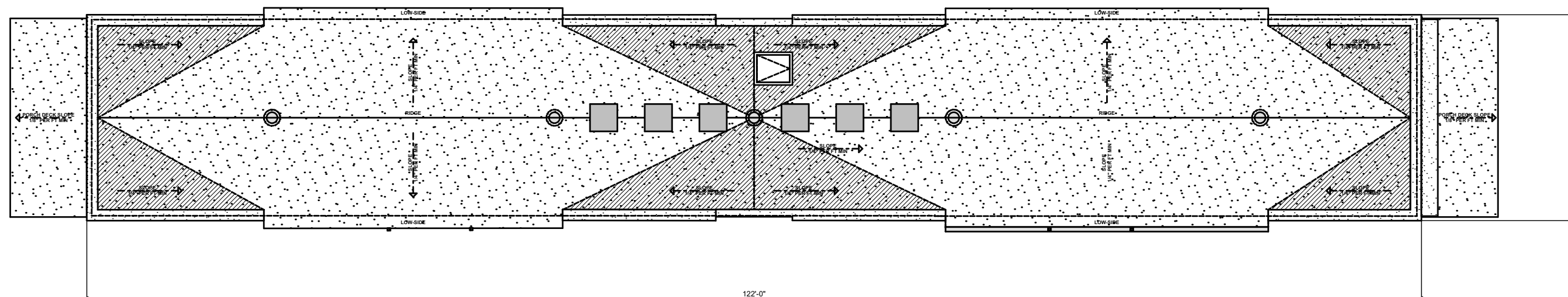
SCALE: 3/32" = 1'-0"

SK-07
3/27/26

PROJECT NO.: 25009

PROPOSED THIRD FLOOR PLAN
214 W MARSHALL ST
RICHMOND, VIRGINIA





ROOF PLAN

SCALE: 3/32" = 1'-0"

SK-08

3/27/26

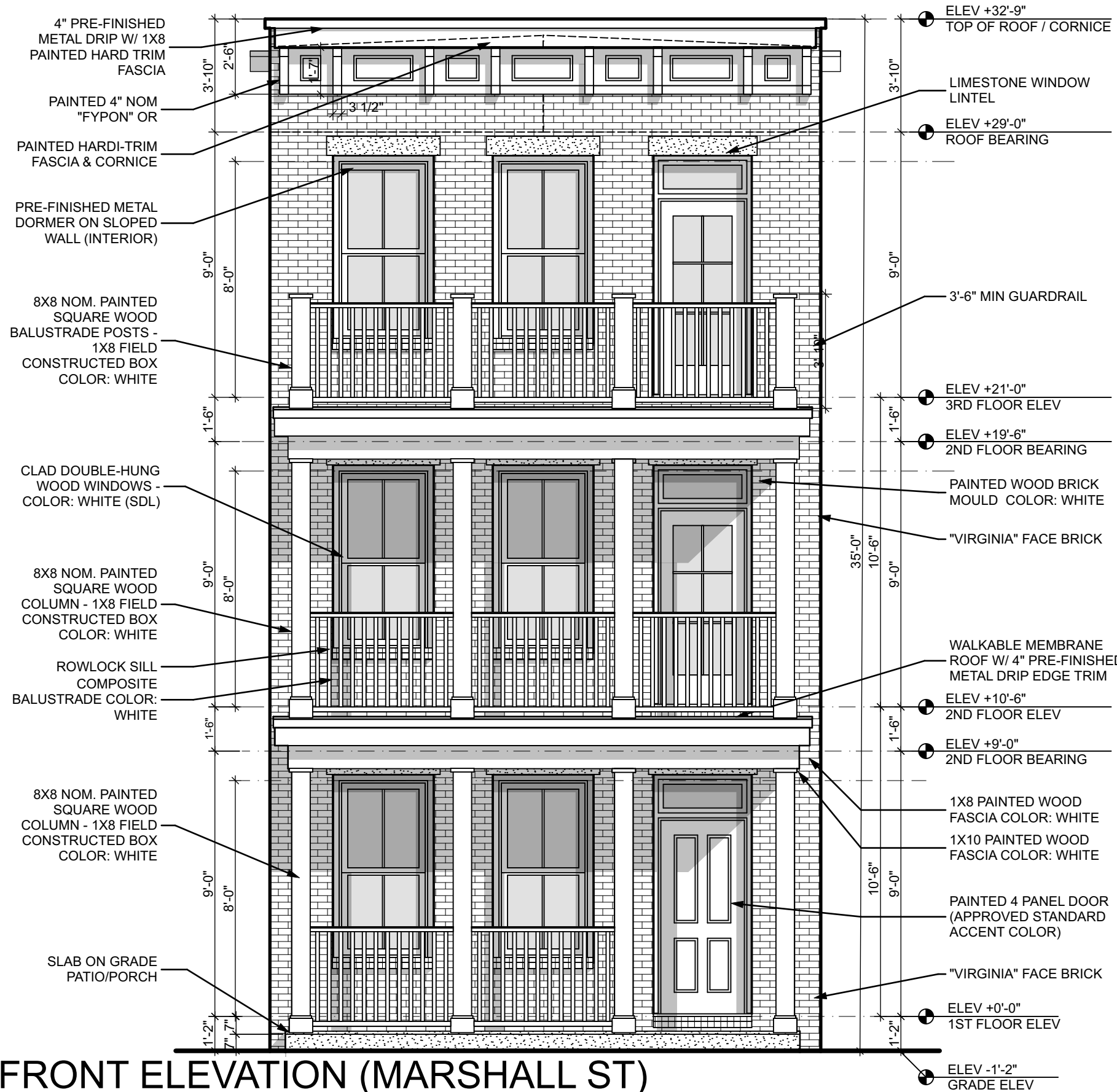
PROJECT NO.: 25009

PROPOSED ROOF PLAN

214 W MARSHALL ST

RICHMOND, VIRGINIA





PROPOSED FRONT ELEVATION (MARSHALL ST)

SCALE: 1/4" = 1'-0"

SK-09

3/27/26

PROJECT NO.: 25009

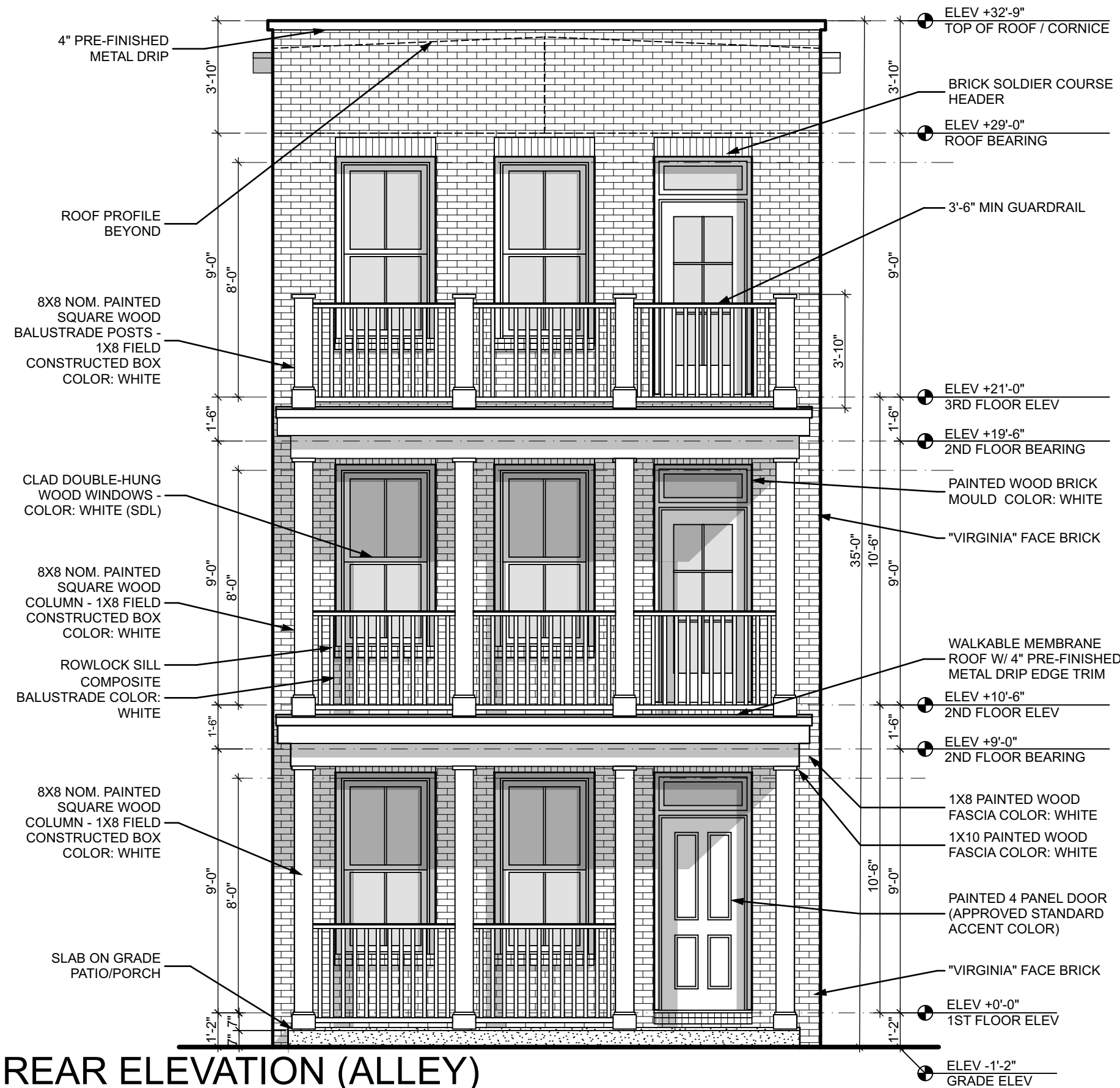
PROPOSED FRONT ELEVATION (MARSHALL ST)

214 W MARSHALL ST

RICHMOND, VIRGINIA



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PROPOSED REAR ELEVATION (ALLEY)

SCALE: 1/4" = 1'-0"

SK-10

3/27/26

PROJECT NO.: 25009

PROPOSED REAR ELEVATION (ALLEY)

214 W MARSHALL ST

RICHMOND, VIRGINIA



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ARCHITECTS



RIGHT SIDE ELEVATION (ADA ENTRY)

SCALE: 3/32" = 1'-0"

SK-11

3/27/26

PROJECT NO.: 25009

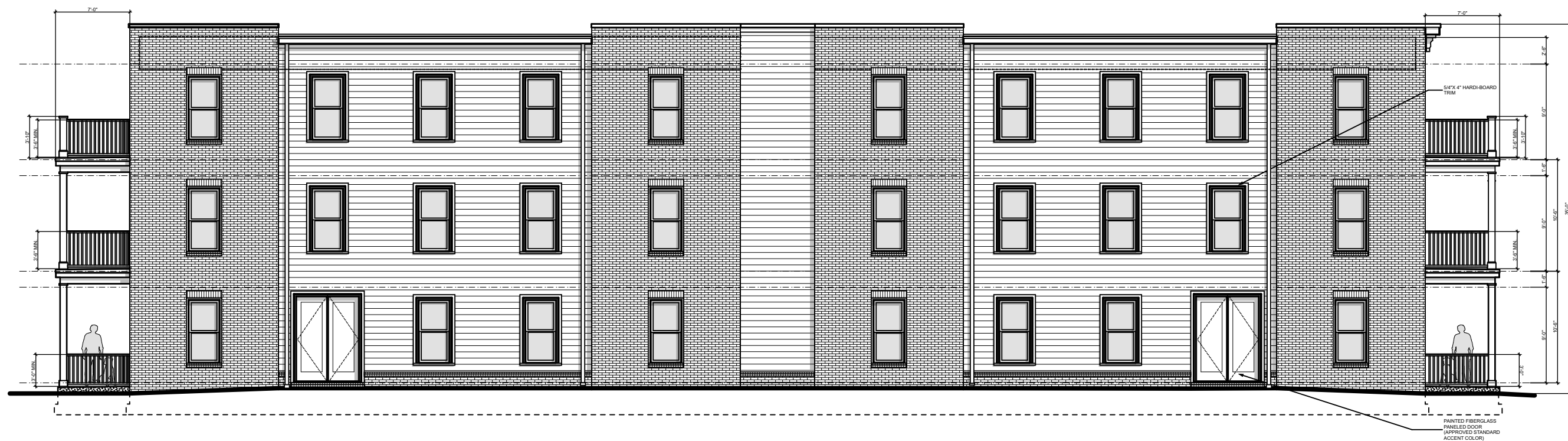
PROPOSED RIGHT ELEVATION (ADA ENTRY)

214 W MARSHALL ST

RICHMOND, VIRGINIA



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ARCHITECTS



RIGHT SIDE ELEVATION (ADA ENTRY)

SCALE: 3/32" = 1'-0"

SK-12
3/27/26

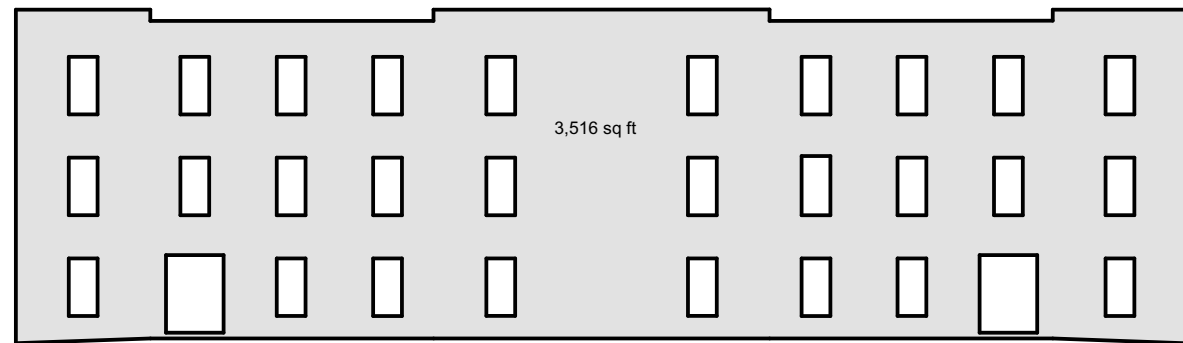
PROJECT NO.: 25009

PROPOSED LEFT SIDE ELEVATION (SERVICE SIDE)

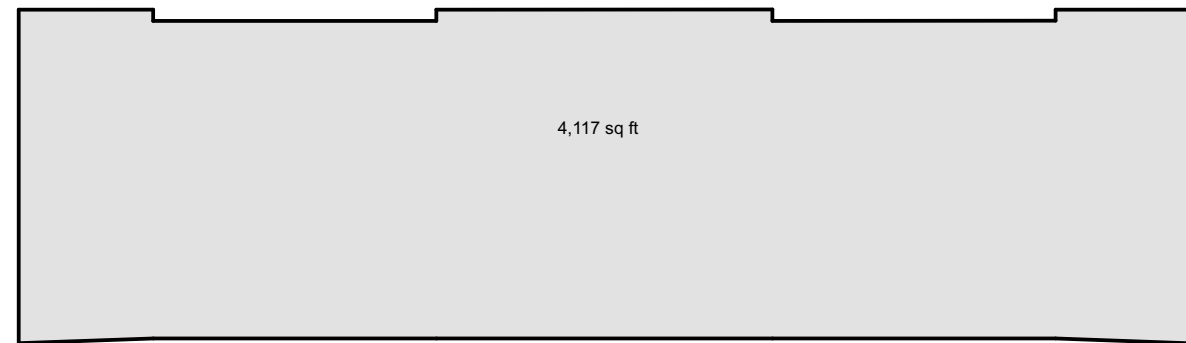
214 W MARSHALL ST

RICHMOND, VIRGINIA





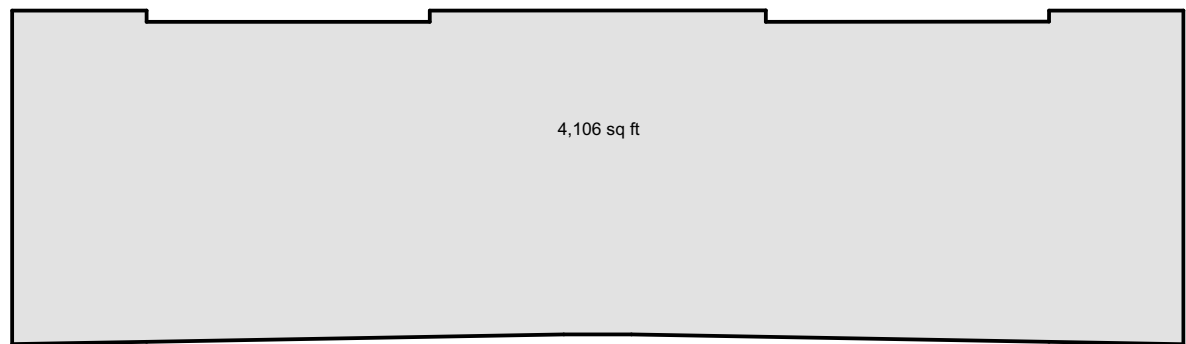
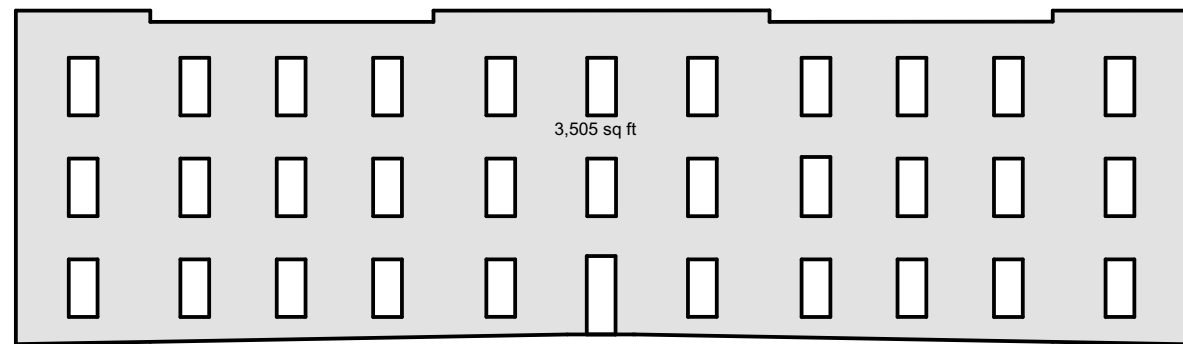
TOTAL CLOSED FACADE AREA



TOTAL FACADE AREA

LEFT SIDE ELEVATION - % OPENNESS OF FENESTRATION

TOTAL FACADE AREA	4,117 SF
TOTAL OF OPAQUE WALL	3,516 SF
TOTAL OPEN FENESTRATION	601 SF
% OPENNESS	14.5% <15% COMPLIES



RIGHT SIDE ELEVATION - % OPENNESS OF FENESTRATION

TOTAL FACADE AREA	4,106 SF
TOTAL OF OPAQUE WALL	3,505 SF
TOTAL OPEN FENESTRATION	601 SF
% OPENNESS	14.6% <15% COMPLIES

FACADE OPENNESS DIAGRAM

SCALE: 1" = 20'

SK-13

3/27/26

PROJECT NO.: 25009

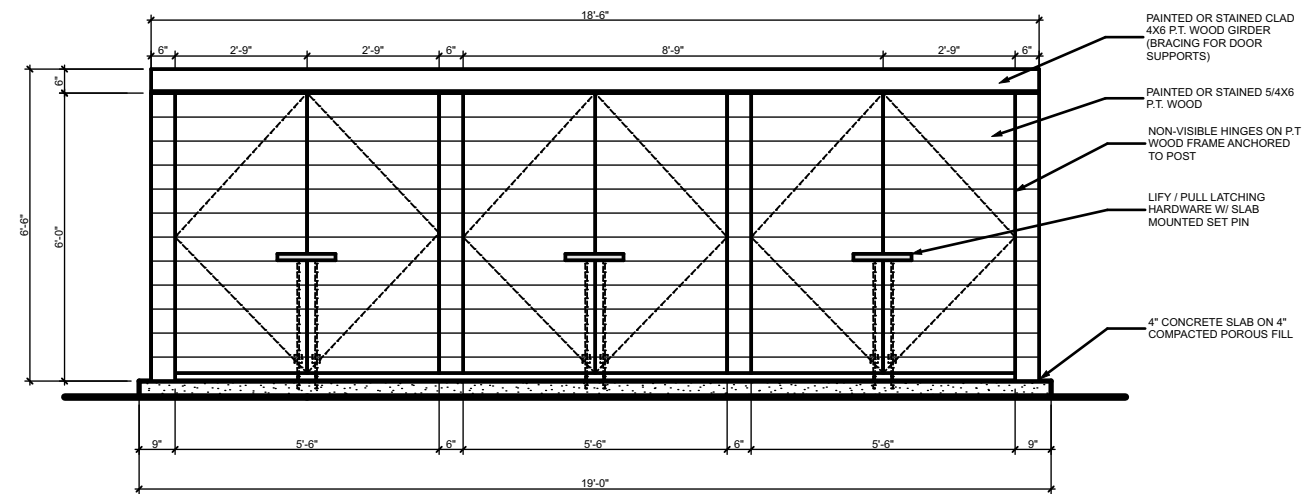
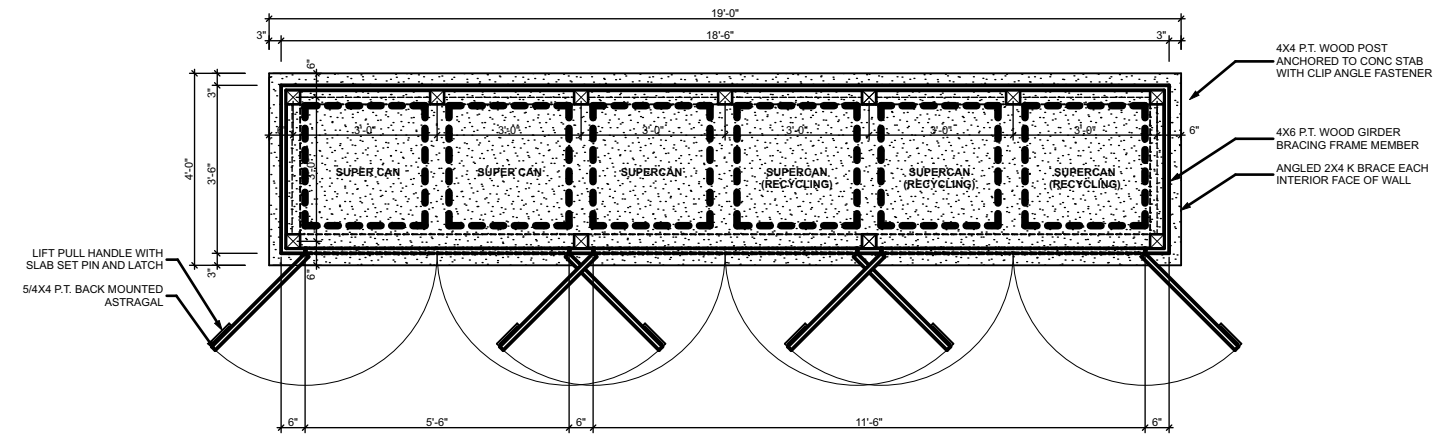
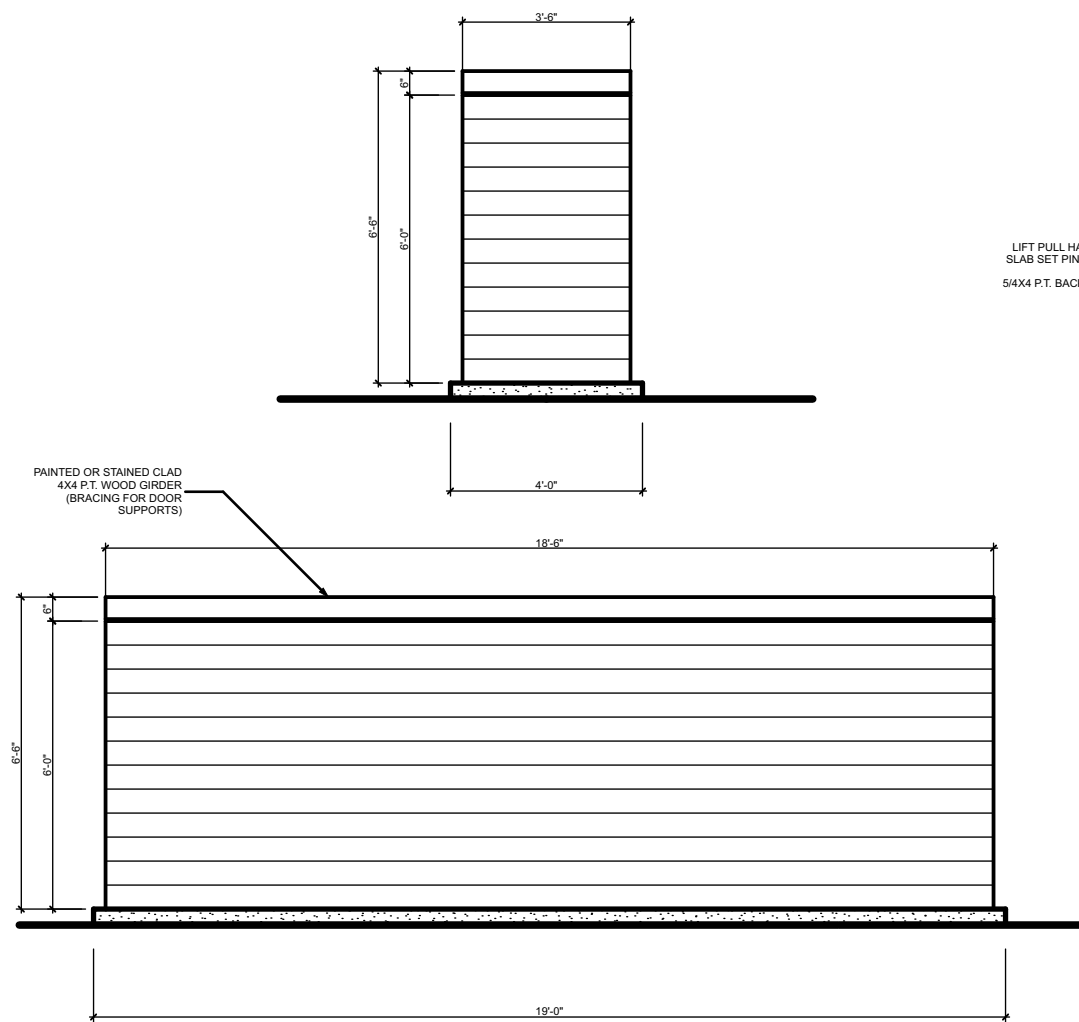
FACADE OPENNESS DIAGRAMS

214 W MARSHALL ST

RICHMOND, VIRGINIA



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ARCHITECTS



TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

SK-15
3/27/26

PROJECT NO.: 25009

TRASH ENCLOSURE
214 W MARSHALL ST
RICHMOND, VIRGINIA



SK-16

3/27/26

PROJECT NO.: 25009

PRELIMINARY COLOR SCHEME

214 W MARSHALL ST

RICHMOND, VIRGINIA



Exterior Paint Schedule

	-Windows & Brick Mould
	•Classic Light Buff SW0050 - Satin
	-Window & Door Trim
	•Classic Light Buff SW0050 - Satin
	-Patio & Storefront Doors
	•Classic Light Buff SW0050 - Satin
	-First Floor Front Doors
	•Parisian Patina SW9041 - Gloss
	-Fascia, Porch Posts, Brackets, Soffits & Trim
	•Classic Light Buff SW0050 - Satin
	-Cementitious Siding - Hardiboard
	•Classic Light Buff SW0050 - Satin
	-Porch Deck & Edge Trim
	• Downing Stone SW2821 - Satin
	-Porch Ceiling
	•SW6478 - Satin
	-Exposed Metal Standing Seam Roof
	•MBCI - Copper Metallic
	-Roof & drain leaders and gutters
	•Classic Light Buff SW0050 - Satin



-Face Brick, Soldier Course, Rowlock Sill, Watertable, and Accent Band

•General Shale - Raleigh Court