



**Property** (location of work)

Property Address: 2516 East Marshall St Current **Zoning**: R63  
Historic District: Church Hill North

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction**

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

New construction 2 story, 2 family. See attached

**Applicant/Contact Person:** [REDACTED]

Company: Rml architecture pllc

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23222

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? No  Applicant Type (owner, architect, etc.): Architect

**Property Owner:** [REDACTED]

If Business Entity, name and title of authorized signee: W Russell Jones III member-manager

Mailing Address: 2618 E Broad St

City: Richmond State: VA Zip Code: 23223

Telephone: [REDACTED]

Email: [REDACTED]

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:  Date: 9-27-2026



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2516 E MARSHALL

### NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other 2 FAMILY

### DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

### WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

**PHOTOGRAPHS** place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

Project Description for New 2 Family Dwelling at 2516 E Marshall Street

This is a new construction project, for a 2 story, 2 family dwelling with a garage at one dwelling and a small shed at the other. A roof deck is provided for both dwellings. This 2-family dwelling is on the northwest corner of East Marshall and 26 Streets.

There is a consistent pattern of development in the Church Hill North neighborhood. Buildings (of all types) on corner lots are generally closer to the street and taller than buildings on interior lots. While the historic district is an overlay, the underlying (form based) zoning recognizes this condition, and it allows for taller buildings and zero setbacks at corner lots.

This City Old and Historic District is almost a mirror of the State and Federal, Church Hill North Historic District. That nomination's summary description says:

*"The scale and materials used throughout Church Hill North are consistent, while the styles vary enough that no one style of architecture dominates. Federal, Greek Revival, Italianate, Second Empire, Stick, Queen Anne, Classical Revival and art Deco styles exist side by side in a compatible manner. The similarity of setback and landscaping gives a natural and harmonious rhythm to the neighborhood."*

The Greek Revival style is dominant in the neighborhood with over 200 structures. Queen Anne and Italianate styles frequent Marshall Street.

Buildings at corner locations are prominent with their own version of development patterns due to the rear side extensions and elevations. The front elevations have a clear style and pattern, but the rear side extension is more varied in materials and arrangement of doors, windows and porch features.

See the photos showing corner buildings and rear side extensions and elevations.

See the photos of adjacent properties along East Marshall Street and North 26 Street, within the same block as 2516 E Marshall.

## Project Description for New 2 Family Dwelling at 2516 E Marshall Street

The CAR Guidelines and Standards for New Construction have informed the proposed work as noted below.

CAR Guidelines page 46

SITING, 2. The new building is sited to respect the patterns of the surrounding block.

FORM, 1. The new construction uses building forms compatible with that found elsewhere in the Historic District.

2. New construction maintains the scale of nearby residential construction in the district.

3. New building should face the most prominent street.

CAR Guidelines page 47

MATERIALS, 2. The materials used are compatible with original materials used throughout the district.

CAR Guidelines page 48

NEW CONSTRUCTION-CORNER PROPERTIES, 1. The secondary elevation reference massing similar to other corner locations in the historic district.

2. Materials used in the primary elevation are continued along the second, corner elevation.

3. Windows in the secondary elevation are proportioned appropriately and aligned vertically as though designing a primary elevation.

This 2-family dwelling (2516-A and 2516-B) on the long, narrow corner lot is designed to appear as 2 separate buildings. The intent is to have the scale compatible with the prevailing existing building forms in the district. Dwelling 2516-A is designed as a plain 2 story Greek Revival side gable roof with a single bay, one-story entry porch, fronting East Marshall Street. There is a one story shed extending from the rear that faces North 26 Street.

Dwelling 2516-B fronting the side street, North 26 street, is designed as a plain 2 story Queen Anne shed roof with a slight projecting front facing 2 story gable entry to avoid a flat wall appearance. There is a one story garage to the side that connects to the shed at 2516-A.

## Project Description for New 2 Family Dwelling at 2516 E Marshall Street

Both dwellings have a roof deck over the 2 story roof with access via a spiral stair from the 1 story shed/garage roof.

See drawings for the site plan, the roof plan, building elevations and perspectives.

### Materials

#### **2516-A East Marshal Street**

The foundation is proposed to be brick and mortar with Hardie Plank Lapped Siding, factory painted, extending up to the 2-story side gable roof with a simple box cornice with gutter and rake boards. All roof, door and window trim are Hardie trim. The major house roof is a single ply membrane.

The roof deck is treated wood supported by roof curbs with metal railings at the perimeter. A painted metal spiral stair provides roof deck access.

The front porch has wood deck, stairs, square posts with molded base and caps to support Hardie trim beams and roof soffit edge below a hipped metal roof. Metal handrails are provided at the porch steps.

Windows are to be PlyGem double hung, aluminum clad wood with 1/1 sashes with masonry window sills.

Exterior doors are wood stile and rail in wood frames with transom.

The one story shed is Hardie Plank Lapped Siding, factory painted.

#### **2516-B East Marshall Street**

The foundation is brick and mortar extending up to the first floor framing. Exterior cladding is to be Hardie Plank Lapped Siding factory painted. The 2-story shed roof has simple edge trim with gutter and rake boards. All roof, door and window trim are Hardie trim. The major house roof is a single ply membrane.

The roof deck is treated wood supported by roof curbs with metal railings at the perimeter. A painted metal spiral stair provides roof deck access.

## Project Description for New 2 Family Dwelling at 2516 E Marshall Street

Windows are to be PlyGem double hung, aluminum clad wood with 1/1 sashes with masonry window sills.

Exterior doors are wood stile and rail in wood frames with transom.

The one story garage is Hardie Plank Lapped Siding.

Garage Door is to be Overhead Door Corp, aluminum heavy duty frame, anodized finish with translucent glass. (see attached specifications)

### Attachments

#### Drawings:

A1 Site Plan and Survey Plat

A2 Building Elevations

A3 Perspective

A4 Perspective

#### Material Specifications:

Hardie Plank Lap Siding

PlyGem Windows

Overhead Door Corp Garage Door

Metal Spiral Stair

See the photos showing corner buildings and rear side extensions and elevations.

See the photos of adjacent properties along East Marshall Street and North 26 Street, within the same block as 2516 E Marshall.

# Hardie® Plank Lap Siding

Submittal Form

01

Submitted to: .....  
 Project Name: .....  
 Submitted by: .....  
 Date: .....

HZ5® Product Zone     HZ10® Product Zone  
 Product Width:    5-1/4in    6-1/4in    7-1/4in    8in    8-1/4in    9-1/4in    12in  
 Product Finish:    Primed    ColorPlus® Technology  
 Product Texture:  Smooth    Select Cedarmill®    Colonial Roughsawn®  
                            Colonial Smooth®    Rustic Cedar

# Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION    |    SECTION: 07 46 46 FIBER CEMENT SIDING

## HARDIE® PLANK LAP SIDING

### Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

### Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

### Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

### Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

### Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

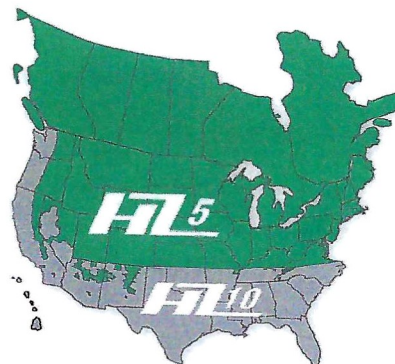
\* HZ5: 9-1/4, 12 only available primed    HZ10: 5-1/4, 9-1/4, 12 only available primed.  
 Weight 2.31 lbs. per square foot

### Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

### Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.





## DOUBLE HUNG

Let your windows reflect your exquisite style and taste. Designed with superior craftsmanship and one-of-a-kind details, **Ply Gem MIRA Aluminum-Clad Wood Windows** make the best possible statement bringing your unique vision to life. Built for energy efficiency and long lasting quality in mind, these double hung windows offer peace of mind as well as lasting beauty.

# Spiral Stairs

TALK TO AN EXPERT  
1-855-408-5989

Build Your Sta

Spiral Stairs

Floating Stairs

Build Your Stair

Quick Ship Stairs

Stair Railing

Customer Reviews

Why Us?



## SPIRAL STAIRS BY USE

# Outdoor Spiral Stair (Weatherproof)

Outdoor stairs should have the right balance of s hold up through constant exposure to the eleme staircases have the stylish spiral designs that yo but also feature weatherproof finishes to create i solution for your outdoor space.

Get Quick Pricing

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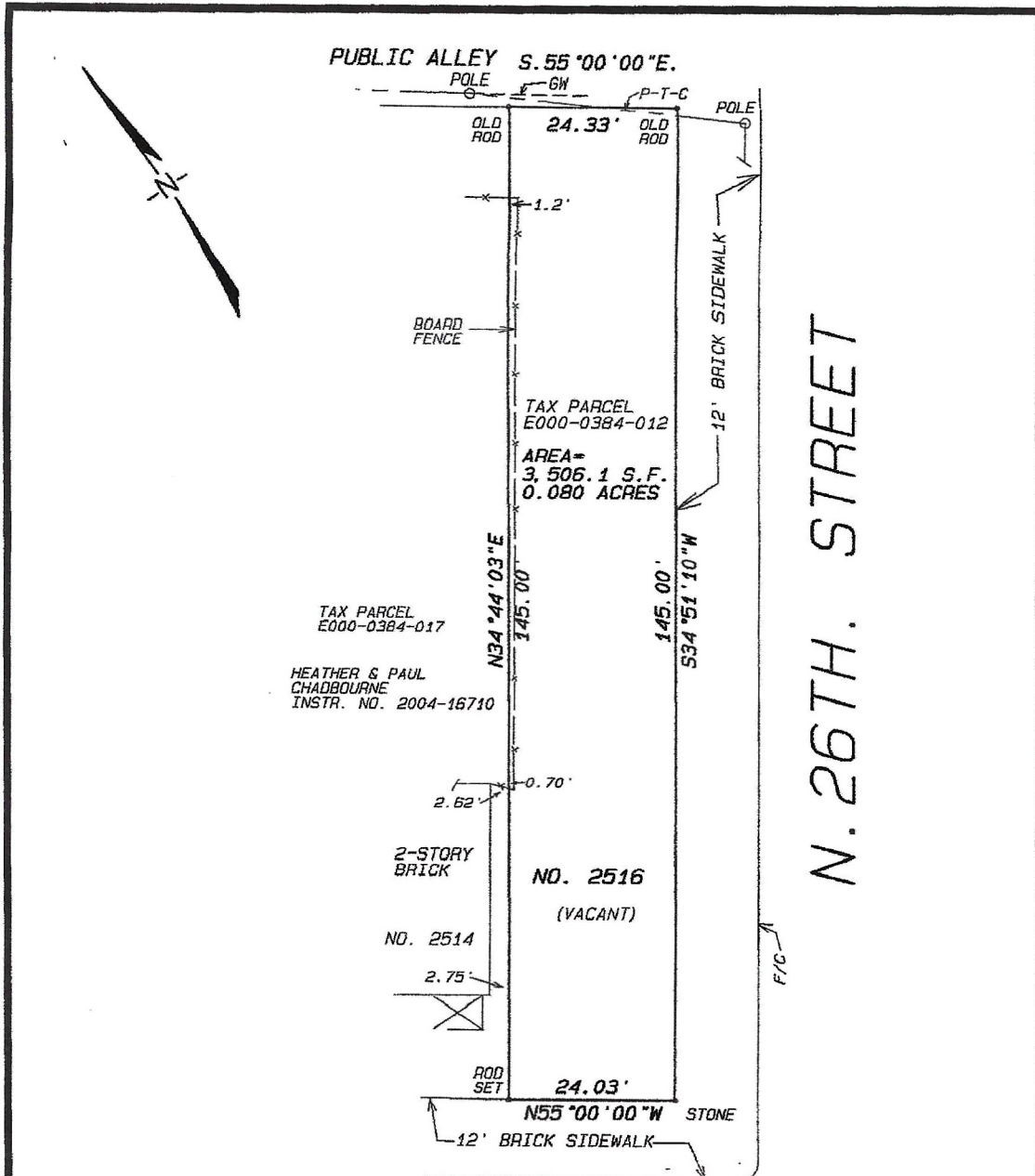
# *Modern Aluminum* COLLECTION



Crisp lines and sleek design formed from durable corrosion-resistant aluminum and light-filtering glass.

**The Genuine. The Original.**





P= OVERHEAD POWER  
 T= OVERHEAD TELEPHONE  
 C= OVERHEAD CABLEVISION  
 F/C = FACE OF CURB  
 GW = GUY WIRE

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



PLAT OF PROPERTY SITUATED AT THE NORTHWEST CORNER OF E. MARSHALL STREET AND N. 26TH. STREET CITY OF RICHMOND, VIRGINIA MARCH 6, 2014 SCALE: 1"=20'

STEVEN B. KENT & ASSOCIATES, P.C.  
 LAND SURVEYORS  
 1521 Brook Road  
 Richmond, VA 23220  
 PH. 804-643-6113

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

FILE E-384



Photo-1. 2506 E Marshall St



Photo-2. 2508 E Marshall St



Photo-3. 2510 E Marshall St



Photo-4. 2512 E Marshall St



Photo-5. 2514 E Marshall St



Photo-6. 2516 E Marshall St – Project Site, Vacant Lot



Photo-7. 412 N 26 St



Photo-8. 414 N 26 St



Photo-9. 416 N 26 St



Photo-10. 418 N 26 St



Photo-11. 2801 E Clay St



Photo-12. 419 N 27 St



Photo-13. 427 N 26 St



Photo-14. 500 N 26 St



Photo-15. 501 N 25 St



Photo-16. 2300 E Marshall St



Photo-17. 2220 E Marshall St



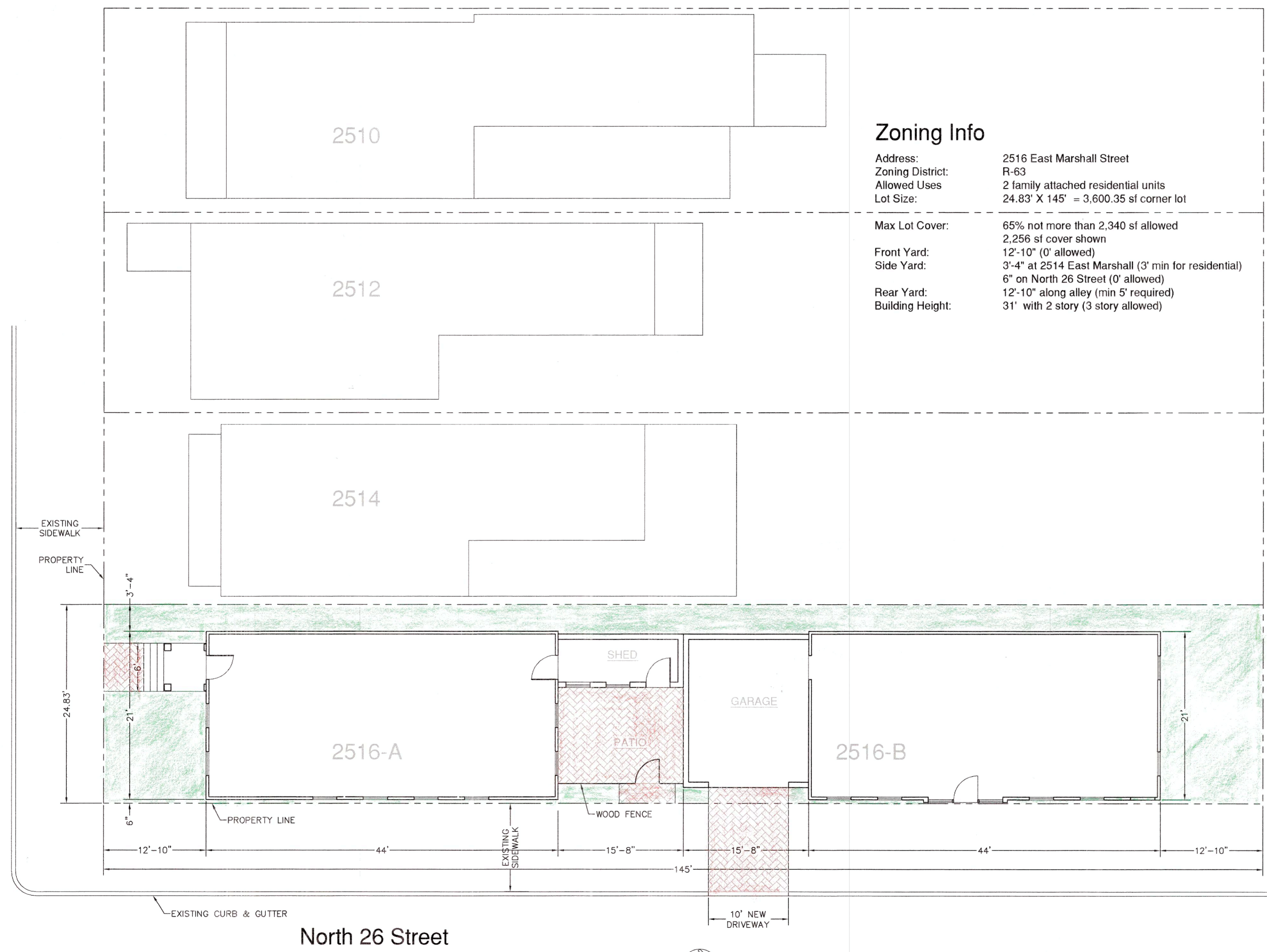
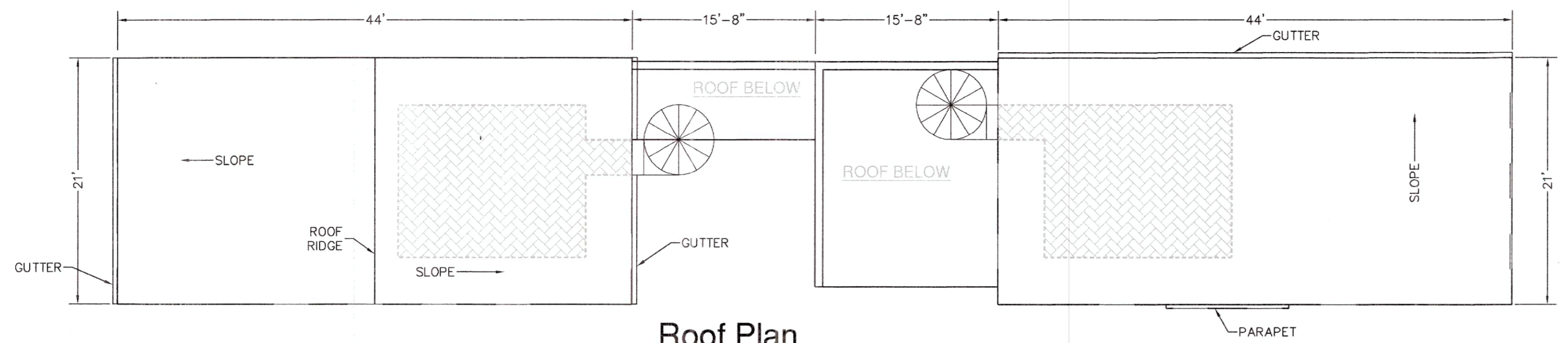
Photo-18. 2324 E Marshall St



Photo-19. 2400 E Marshall St



Photo-20. 324 N 24 St



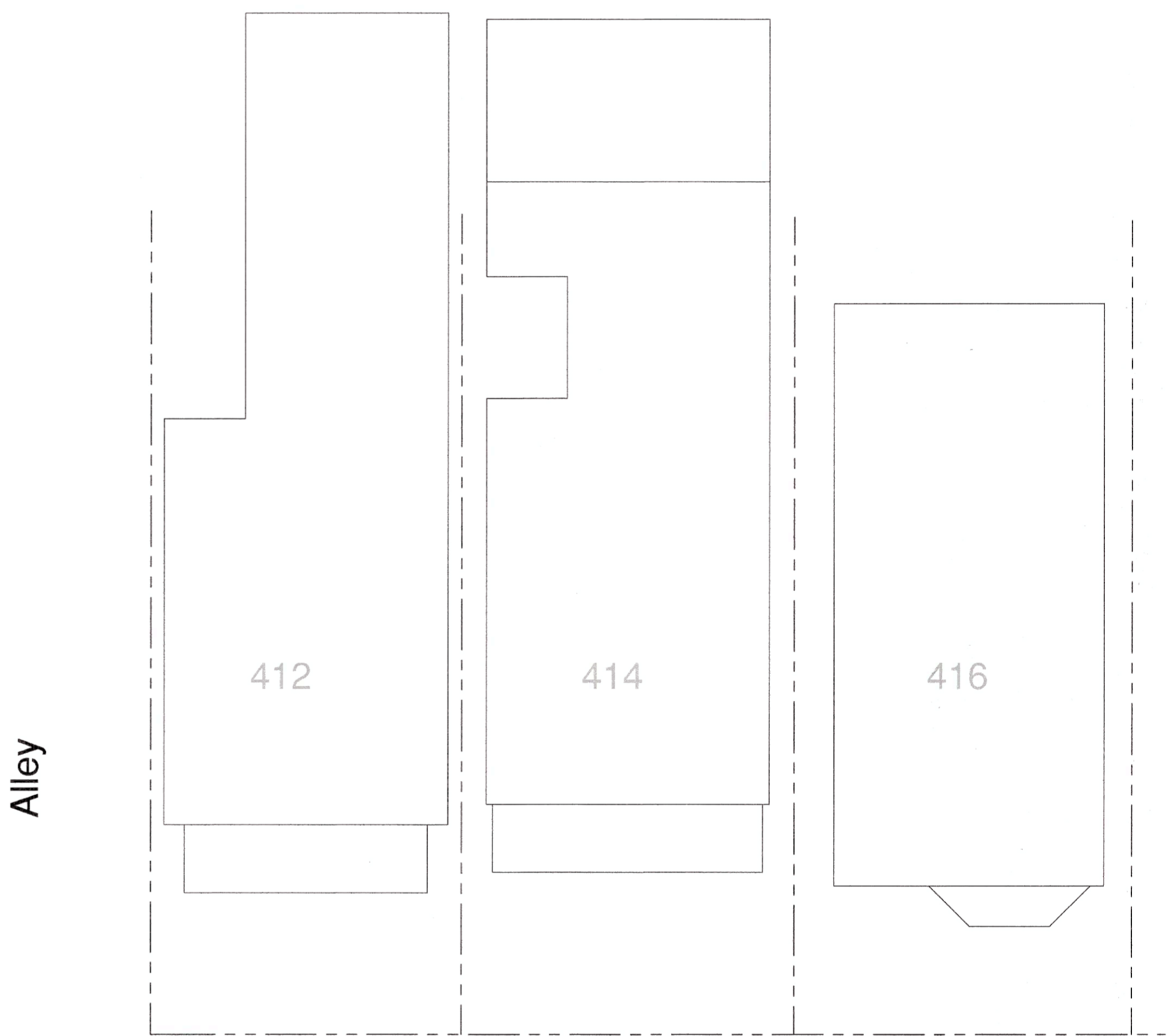
**Zoning Info**

Address: 2516 East Marshall Street  
 Zoning District: R-63  
 Allowed Uses: 2 family attached residential units  
 Lot Size: 24.83' X 145' = 3,600.35 sf corner lot

Max Lot Cover: 65% not more than 2,340 sf allowed  
 2,256 sf cover shown

Front Yard: 12'-10" (0' allowed)  
 Side Yard: 3'-4" at 2514 East Marshall (3' min for residential)  
 6" on North 26 Street (0' allowed)  
 Rear Yard: 12'-10" along alley (min 5' required)

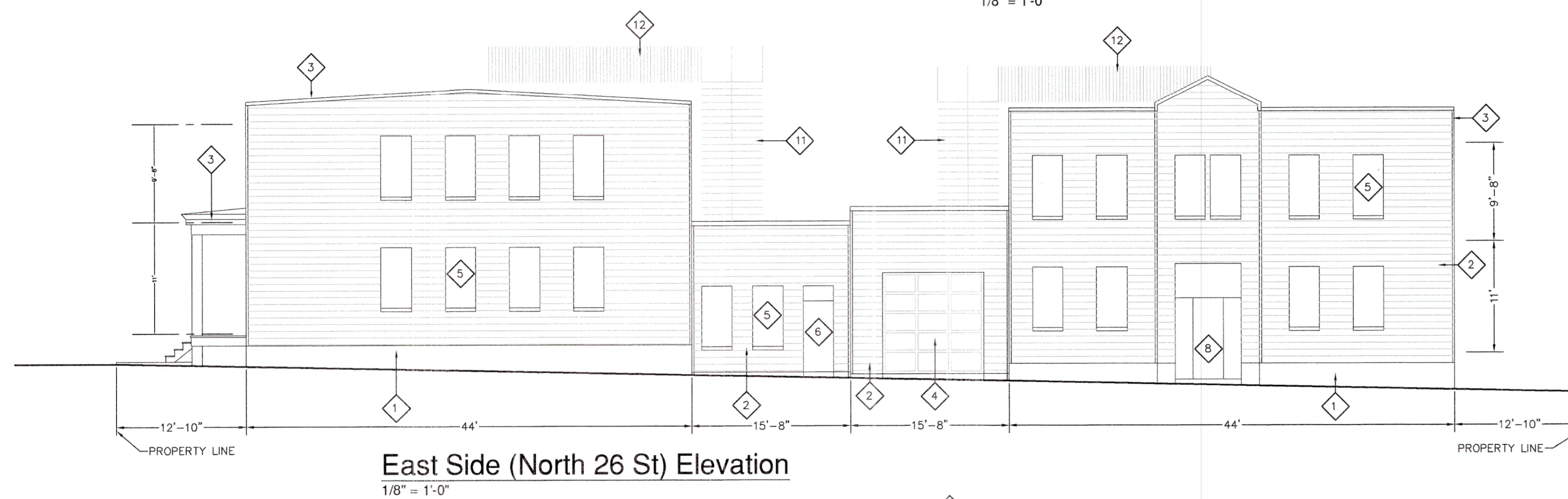
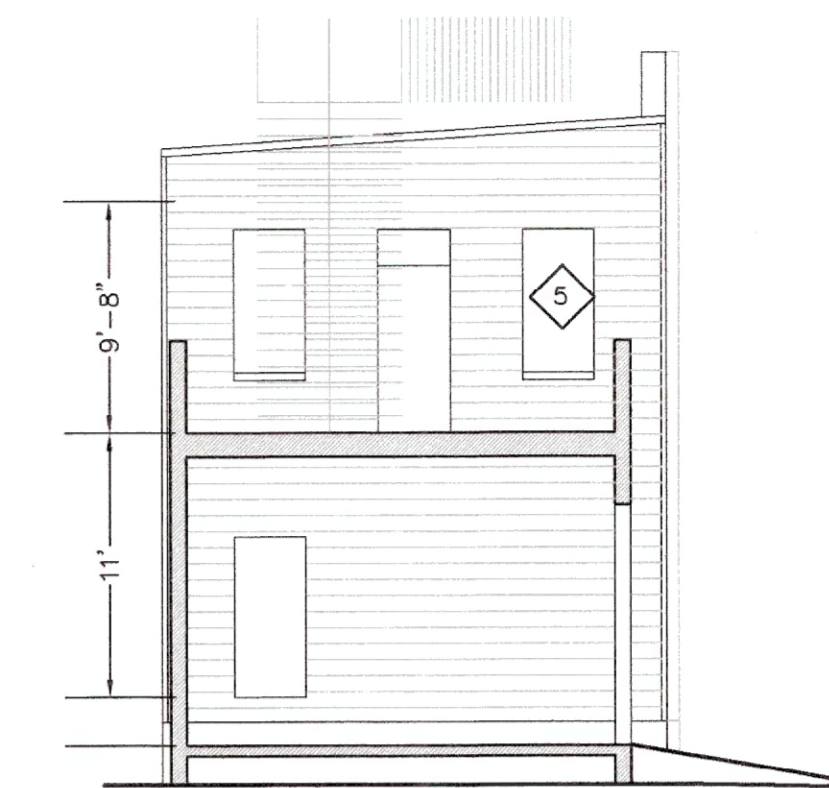
Building Height: 31' with 2 story (3 story allowed)



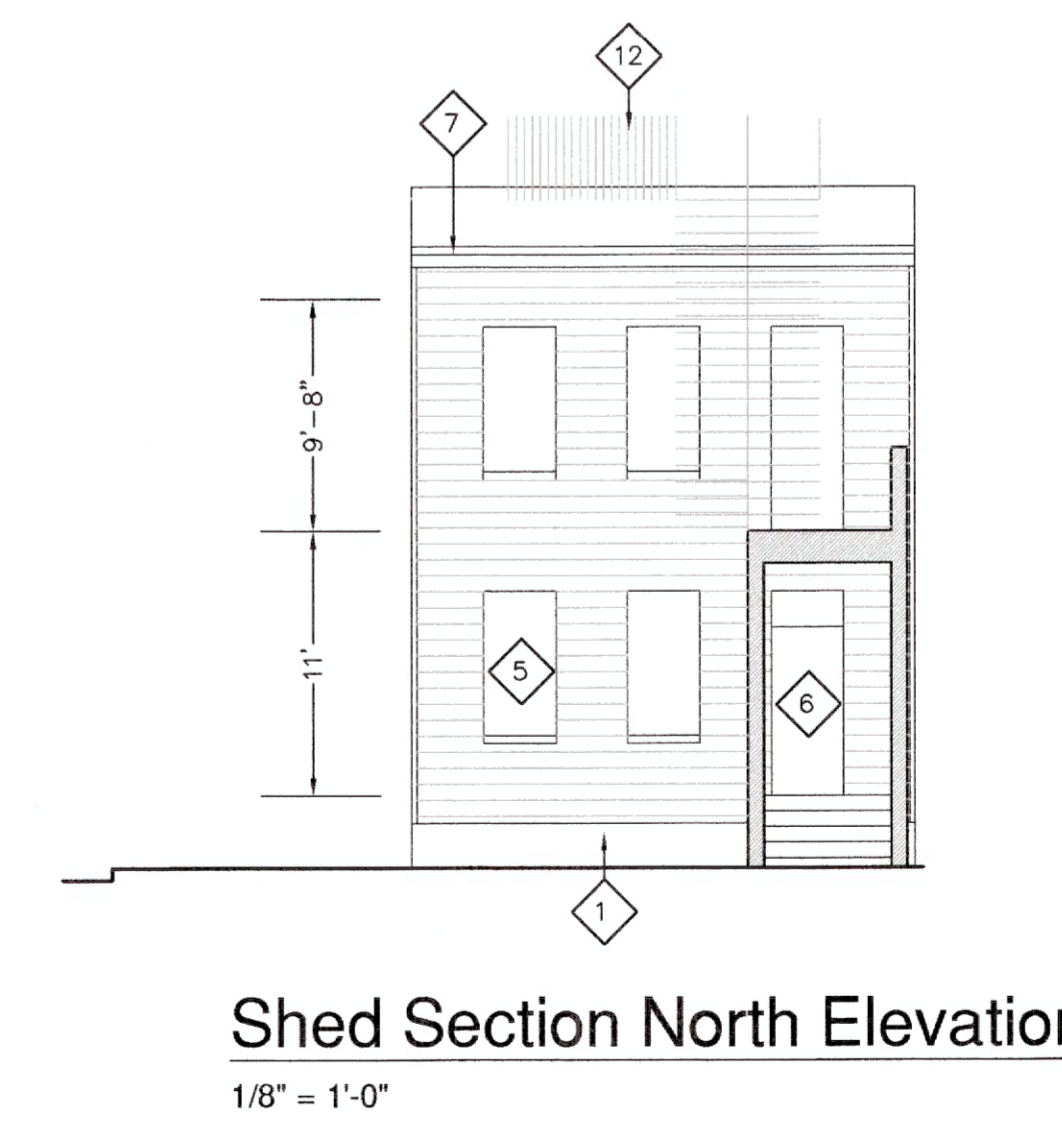
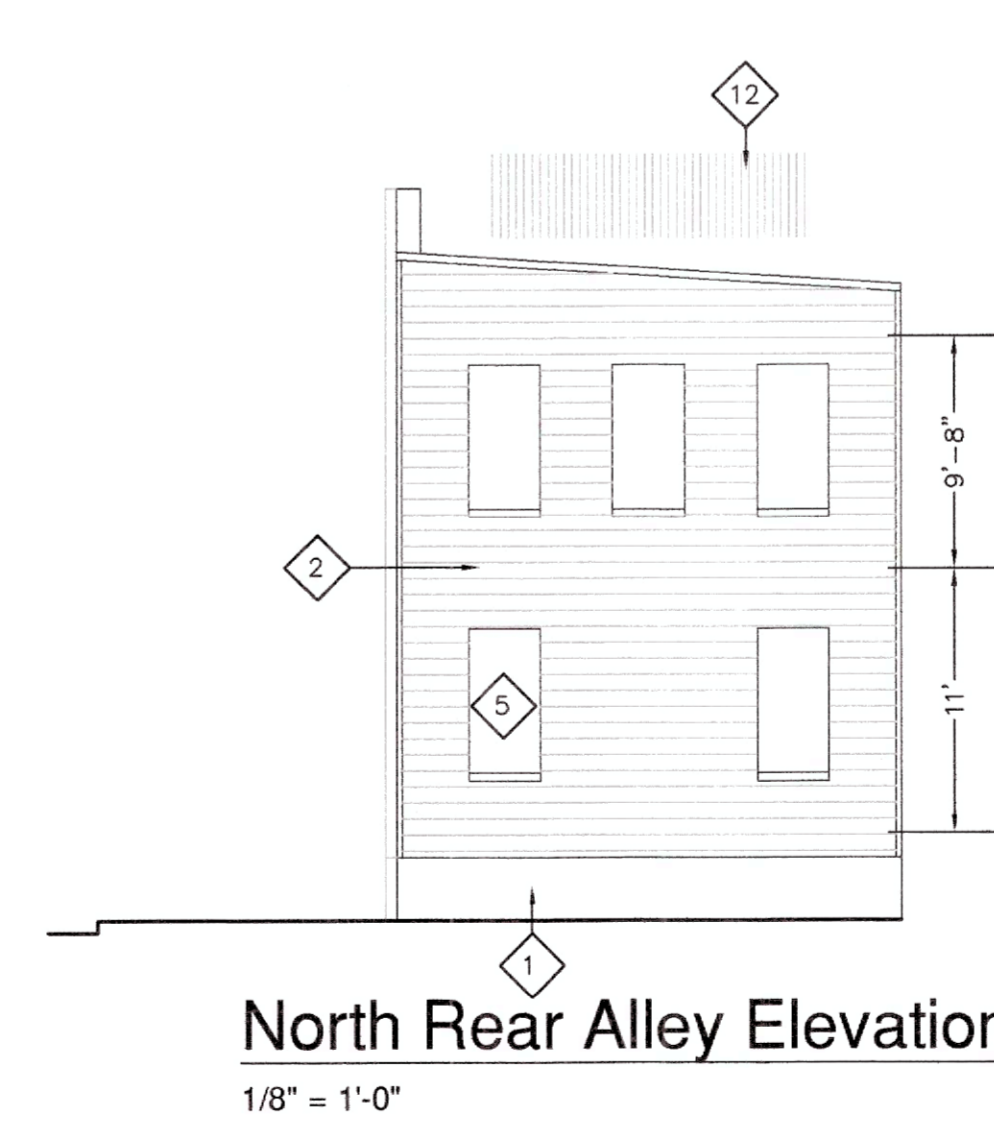
CAR Concept Review

**A1**  
 2-Family New Construction  
 2516 East Marshall St

RICHMOND, VA 23223  
 APRIL 24, 2026  
 rml architecture pllc  
 3716 moss side ave  
 richmond 23222  
 804-269-1174  
 rml303@aol.com



PROPERTY LINE ALLEY 412 N 26 St 414 N 26 St 416 N 26 St



**Elevation Notes**

1. BRICK
2. HARDPLANK LAPPED SIDING SMOOTH FINISH WITH SQUARE EDGE, NO BEAD.
3. HARDPLANK FIBER CEMENT TRIM.
4. SECTIONAL OVERHEAD ROLL UP GARAGE DOORS. METAL WITH TRANSLUCENT PANELS.
5. DOUBLE HUNG WINDOWS.
6. WOOD ENTRY DOOR, TRANSOM AND FRAME.
7. METAL GUTTER AND DOWNSPOUT.
8. WOOD ENTRY DOOR, TRANSOM, SIDELITES AND FRAME.
9. WOOD PORCH POSTS.
10. WOOD STEPS WITH METAL HANDRAILS.
11. METAL SPIRAL STAIR.
12. METAL RAILING AT ROOF DECK.

**CAR Concept Review**

**A2**

**2-Family New Construction  
2516 East Marshall St**

RICHMOND, VA 23223

APRIL 24, 2026

**rml architecture pllc**

3716 moss side ave

richmond 23222

804-269-1174

rml303@aol.com



CAR Concept Review

**A3**

2-Family New Construction  
2516 East Marshall St

RICHMOND, VA 23223

APRIL 24, 2026

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richmond 23222  
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CAR Concept Review

**A4**

2-Family New Construction

2516 East Marshall St

RICHMOND, VA 23223

APRIL 24, 2026

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