



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.

Applicant/Contact Person: Alessandro RagazziCompany: Baker Development ResourcesMailing Address: 530 E Main Street, Suite 600City: Richmond State: VA Zip Code: 23219Telephone: (804) 432-7892Email: alessandro@bakerdevelopmentresources.comBilling 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: 418 MOWBRY ARCHCity: NORFOLK State: VA Zip Code: 23507Telephone: (757) 615-9557Email: chandranking757@yahoo.com

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.

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: 12/24/25

Chandra King
Date: 12/24/25

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

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. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

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 that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances 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 Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- 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 www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR 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.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



December 26, 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").

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.



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.

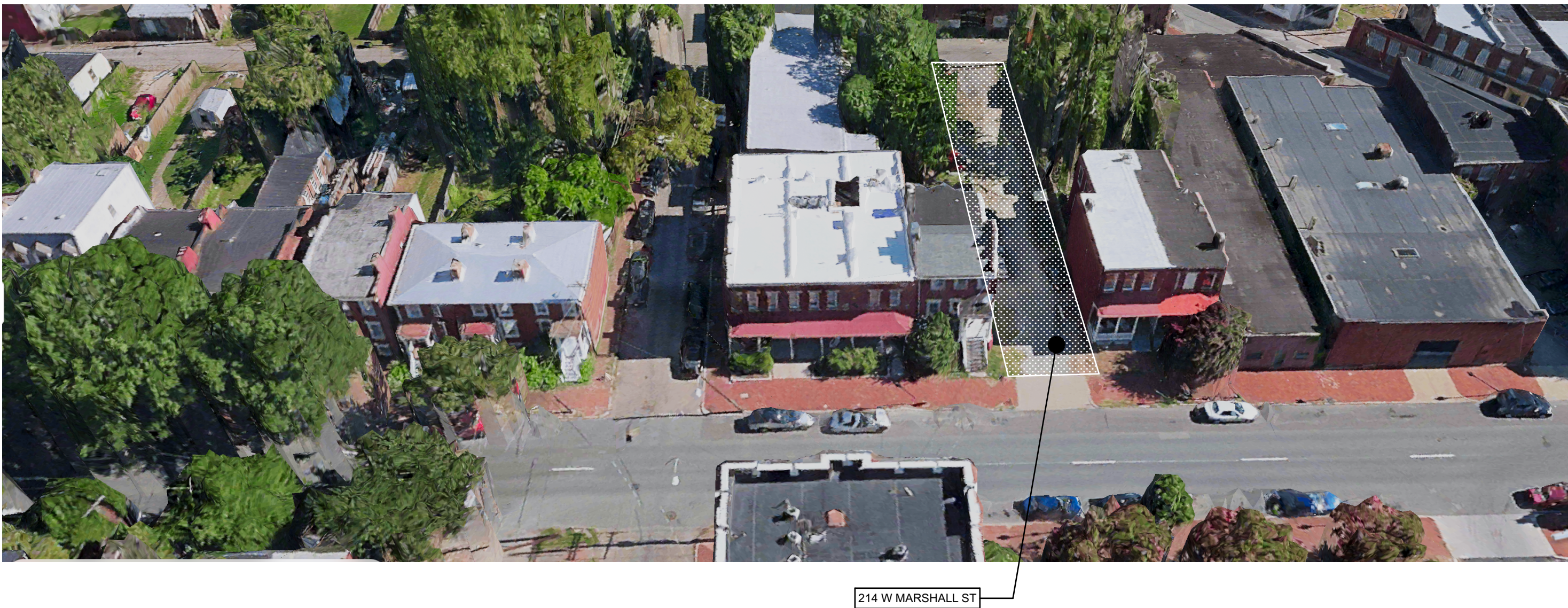
The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the existing structures on the block and reflects new construction recently reviewed and approved by the CAR in the vicinity. The proposed dwelling is consistent with 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,



Alessandro U. Ragazzi, AICP
Baker Development Resources, LLC



EXISTING CONDITIONS NEIGHBORHOOD VIEW

SCALE: 1:1.54

SK-01
12/17/25

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
12/17/25

PROJECT NO.: 25009

EXISTING CONDITIONS STREETScape VIEW

214 W MARSHALL ST

RICHMOND, VIRGINIA



BUILDING DATA:

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

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

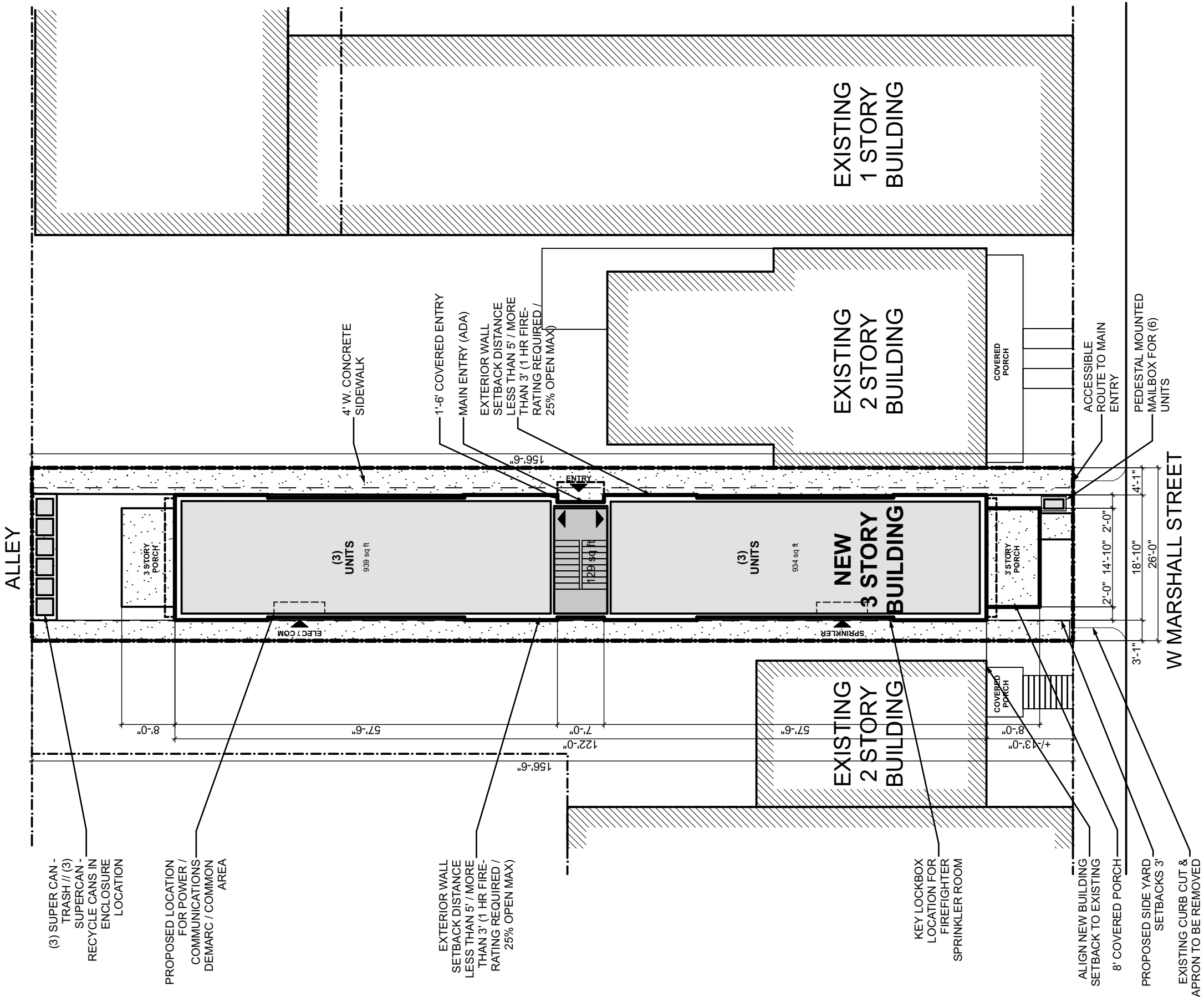
FLOOR 2:
UNIT 3: 934 SF (TWO BEDROOM) W/ 120' SF PORCH
UNIT 4: 934 SF (TWO BEDROOM) W/ 120 SF PORCH

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

12/17/25

PROJECT NO.: 25009

PROPOSED SITE PLAN

214 W MARSHALL ST

RICHMOND, VIRGINIA





214 MARSHALL - STREETSCAPE ELEV

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

SK-04

12/17/25

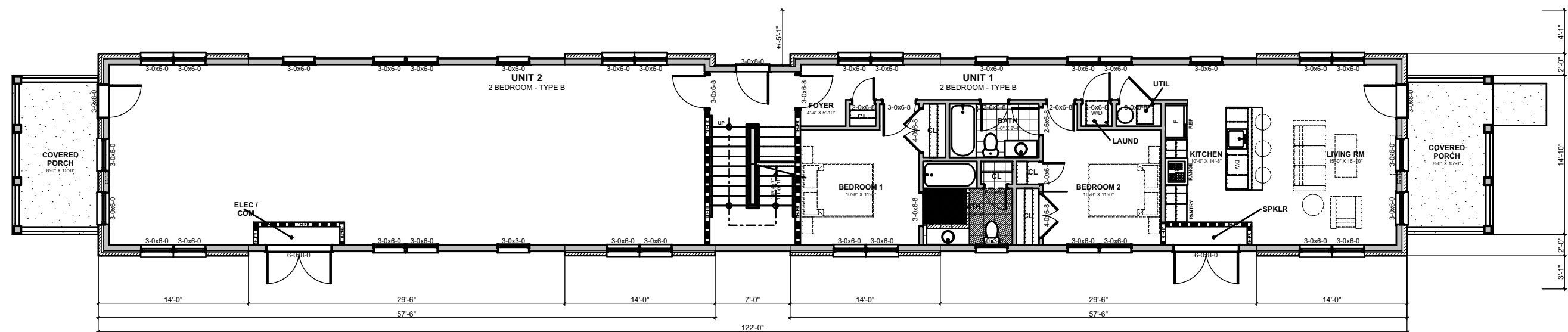
PROJECT NO.: 25009

MARSHALL ST STREETSCAPE ELEVATION

214 W MARSHALL ST

RICHMOND, VIRGINIA

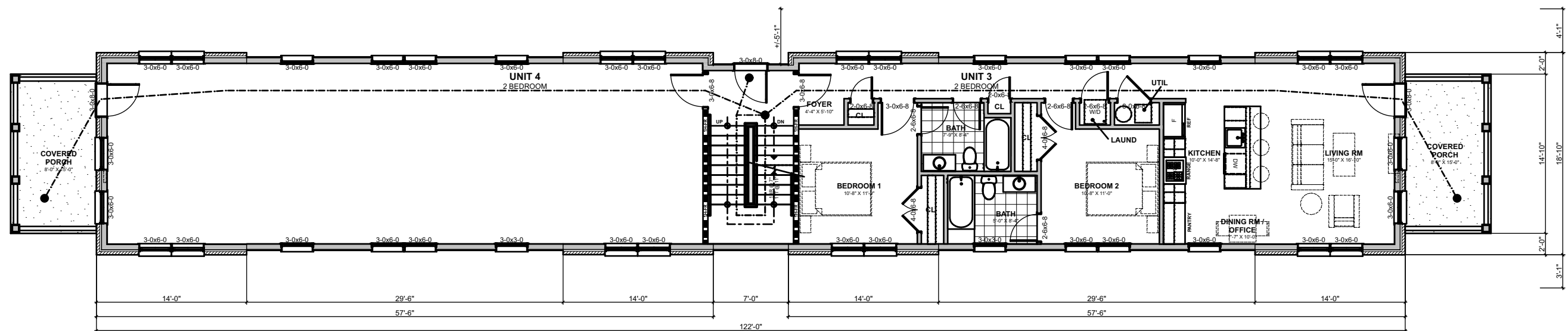




PROPOSED FIRST FLOOR PLAN

214 W MARSHALL ST

RICHMOND, VIRGINIA



SECOND FLOOR PLAN

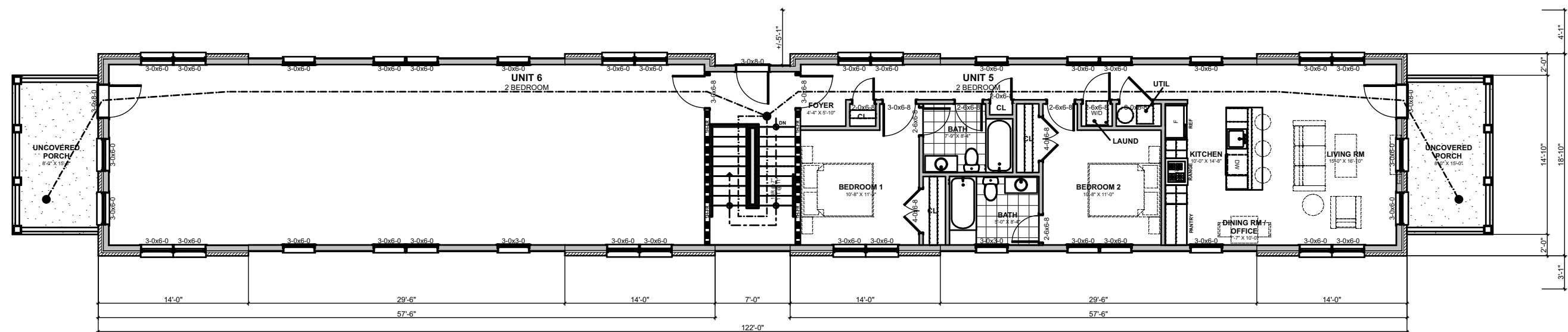
SCALE: 3/32" = 1'-0"

SK-06
12/17/25

PROJECT NO.: 25009

PROPOSED SECOND FLOOR PLAN
214 W MARSHALL ST
RICHMOND, VIRGINIA





THIRD FLOOR PLAN

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

SK-07
12/17/25

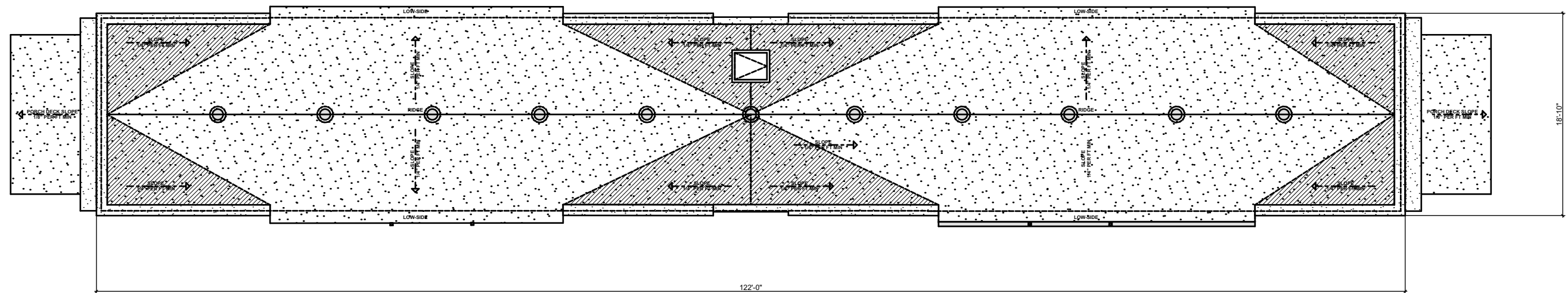
PROJECT NO.: 25009

PROPOSED THIRD FLOOR PLAN

214 W MARSHALL ST

RICHMOND, VIRGINIA





ROOF PLAN

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

SK-08

12/17/25

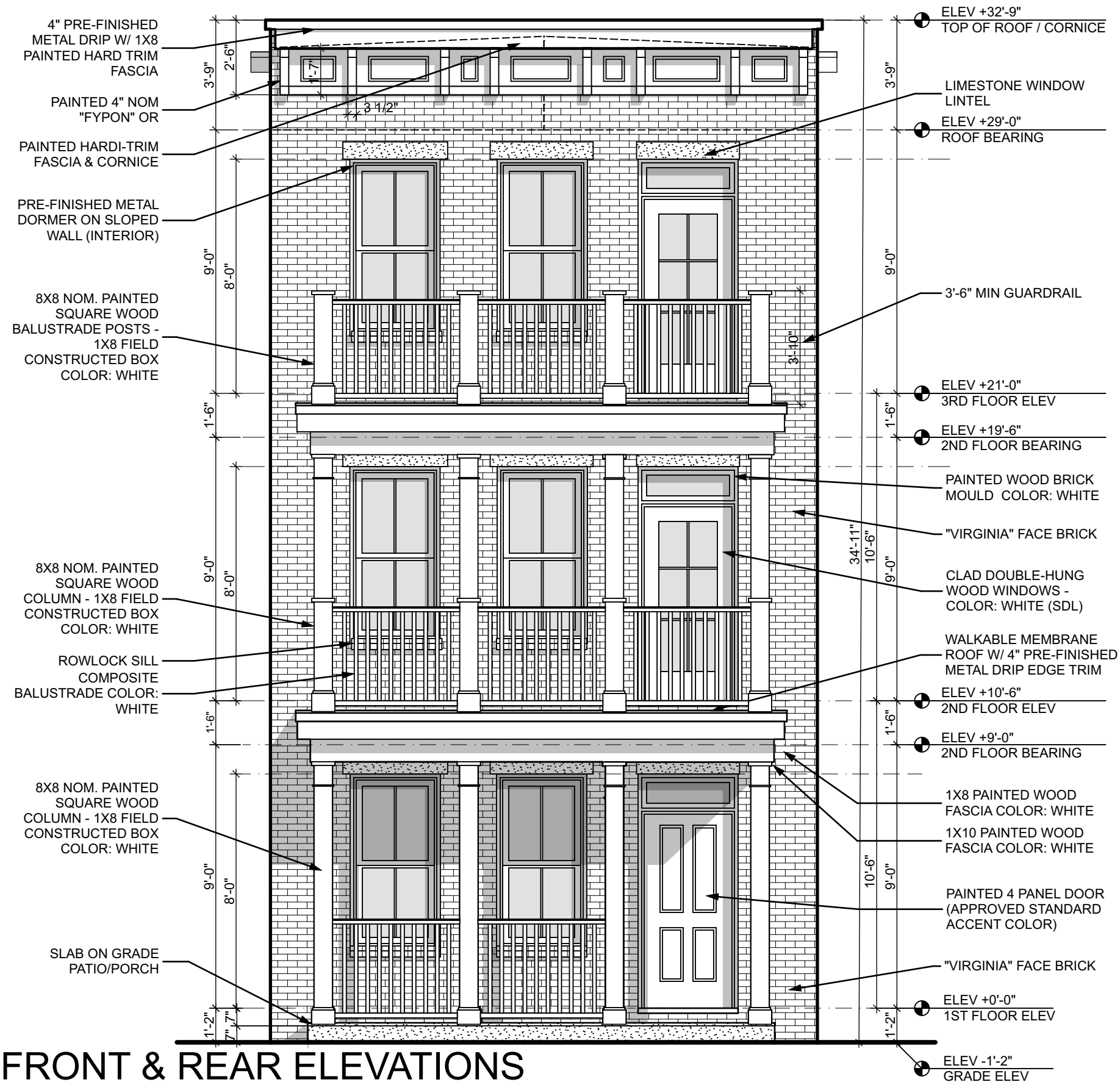
PROJECT NO.: 25009

PROPOSED ROOF PLAN

214 W MARSHALL ST

RICHMOND, VIRGINIA





PROPOSED FRONT & REAR ELEVATIONS

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

SK-09

12/17/25

PROJECT NO.: 25009

PROPOSED FRONT & REAR ELEVATION

214 W MARSHALL ST

RICHMOND, VIRGINIA





408 W Marshall Street
Three Story next to two story