



**COMMISSION OF ARCHITECTURAL REVIEW**  
**APPLICATION / CERTIFICATE OF APPROPRIATENESS**

**PROPERTY** (Location of Work)

Address 508 W. MARSHALL ST.

Historic District JACKSON WARD

**PROPOSED ACTION**

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Conceptual Review
- Demolition
- Final Review

**OWNER**

Name KEENAN KORALEA  
 Company KO CAPITAL, LLC  
 Mailing Address P.O. Box 9464  
SANTA BARBARA, CA 93150  
 Phone 804-453-1577  
 Email KORALEA@gmail.com  
 Signature Keenan Koralea  
 Date 5/26/17

**APPLICANT** (if other than owner)

Name DAVID M. CLINGER, JR  
 Company CLINGER DESIGN  
 Mailing Address 300 W. FRANKLIN ST.  
#905E, RICHMOND, VA. 23220  
 Phone 804-683-5718  
 Email cclinger47@gmail.com  
 Signature [Signature]  
 Date 5/26/17

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR 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.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

**ECE VED**

(Space below for staff use only) MAY 26 2017

Application received:  
 Date/Time 5/26/17 2:20  
 By C Jeffries

Complete  Yes  No  
COA-018248-2017

DAVID M. CLINGER, JR.  
300 West Franklin Street, 905E Richmond, Virginia 23220  
804.683.5718 cclinger47@gmail.com

26 May 2017

Project Description

## **Revisions to Proposed New House, 508 W. Marshall Street**

This is a resubmission for a new house on the above referenced property. The previous submission had been approved conditionally on Tuesday, January 24, 2017. The conditions included that the planned parged foundation be changed to brick veneer, and that the proposed transom windows on the front façade be removed and the "cottage" style, unequal sash windows be changed out for equal sash windows that occupy the full height of the space that the transom windows were to occupy. The exhibits provided address these concerns.

Furthermore, since the January meeting the property has changed ownership. The new owner would like to build basically the same house, but with some exterior modifications. First, the new owner would like the front façade to be all brick. To accommodate this aesthetically the proposed brick veneer is proposed to extend along the sides for a distance of 20 feet. Based on the proximity and configuration of the adjacent houses, this extension of the brick veneer should imply from street view that the entire house is brick.

The new owner also requests significant changes affecting the rear of the house. Based on a design charrette that the owner attended focused on the Jackson Ward neighborhood, he would like to incorporate some more contemporary elements, as well as a roof deck. The contemporary elements proposed are large gliding windows (one with large picture window flanked by glider windows). The new owner would like to extend a deck 10 feet out from the rear of the first floor of the house with a smaller second floor deck off of the rear Master Bedroom. He would also like to incorporate a spiral stair that will connect the lower deck to the second floor deck, and ultimately to a proposed roof deck. The roof deck would cover about one-third of the house footprint and be confined to the rear of the house. Visually, the roof deck should have no exposure from the street.

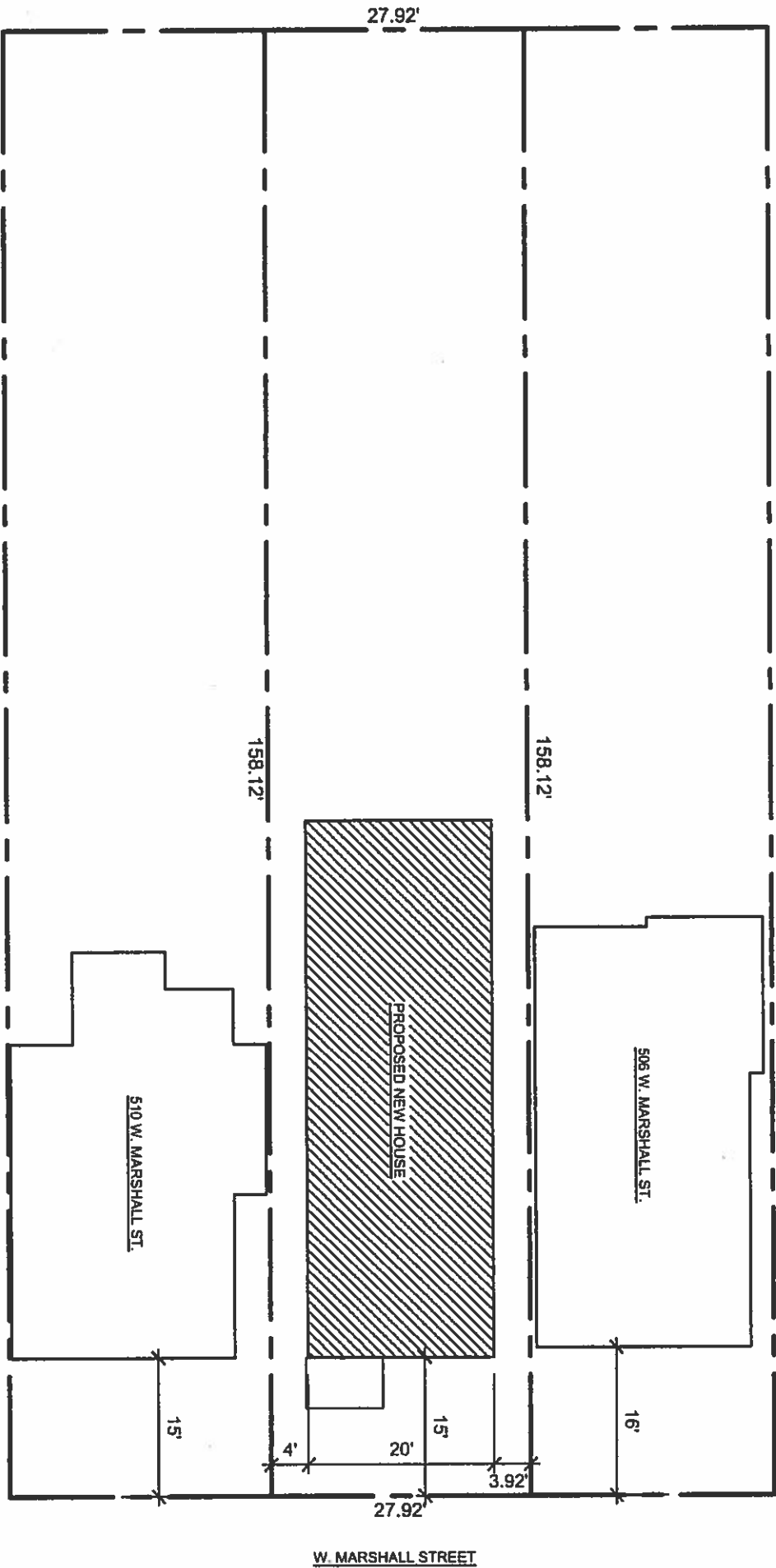
The deck finish materials would most likely be composite in CAR approved color.

Other than these changes, the composition of the house is the same as that previously approved, conditionally.

**DAVID  
CLINGER, JR.**  
Architectural  
Design &  
Planning  
300 West Franklin Street  
Suite 905E  
Richmond, Va. 23220  
cdclinger47@gmail.com  
804.683.5718

Proposed New Residence  
**508 WEST MARSHALL STREET**  
Richmond, Virginia 23220

DATE: 5/26/17



**SITE PLAN**

0' 8' 16' 32'

1/16" = 1'-0"



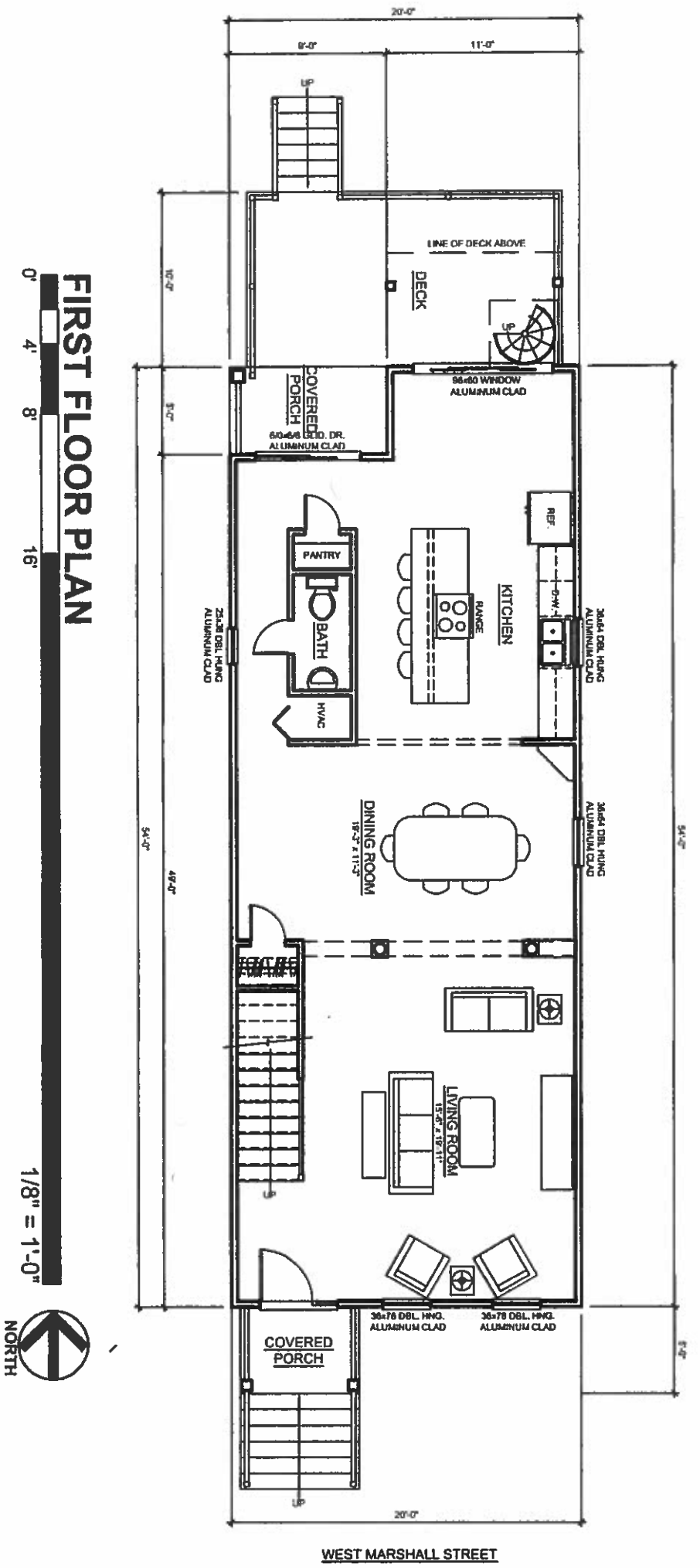
**A-1**  
SITE  
PLAN

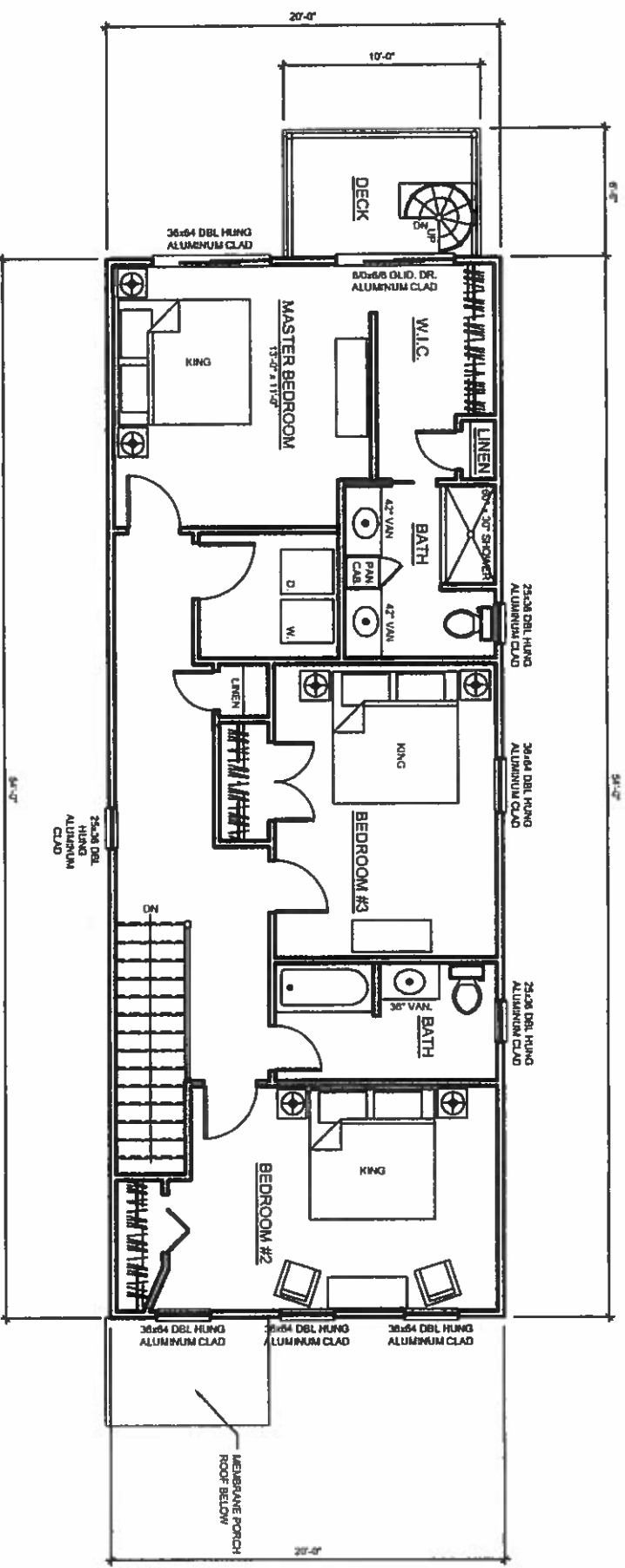
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**A-2**

FIRST  
FIRST FLOOR





**SECOND FLOOR PLAN**

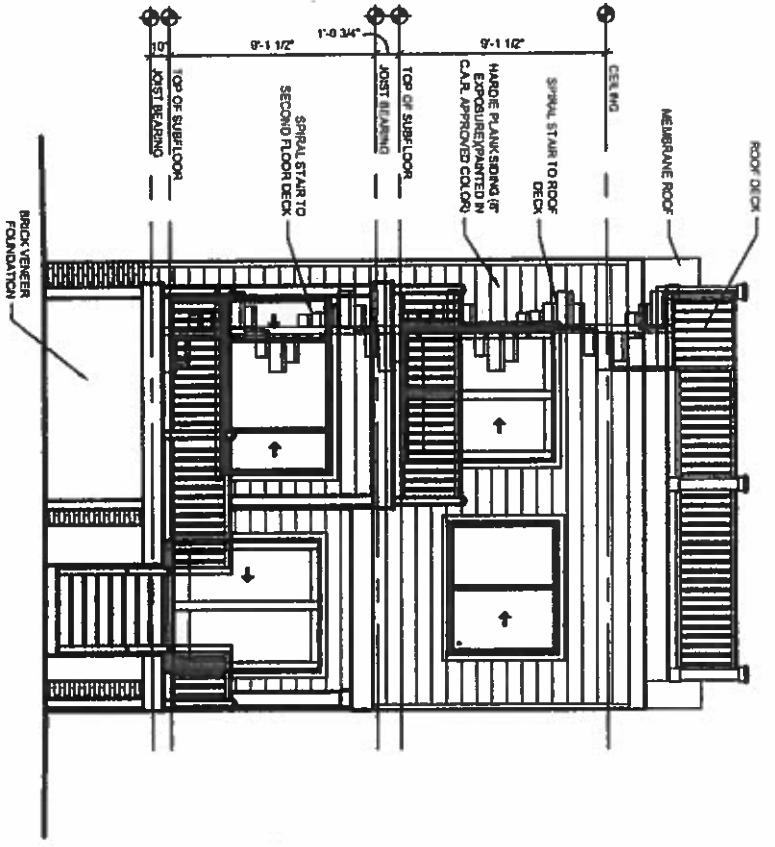


1/8" = 1'-0"

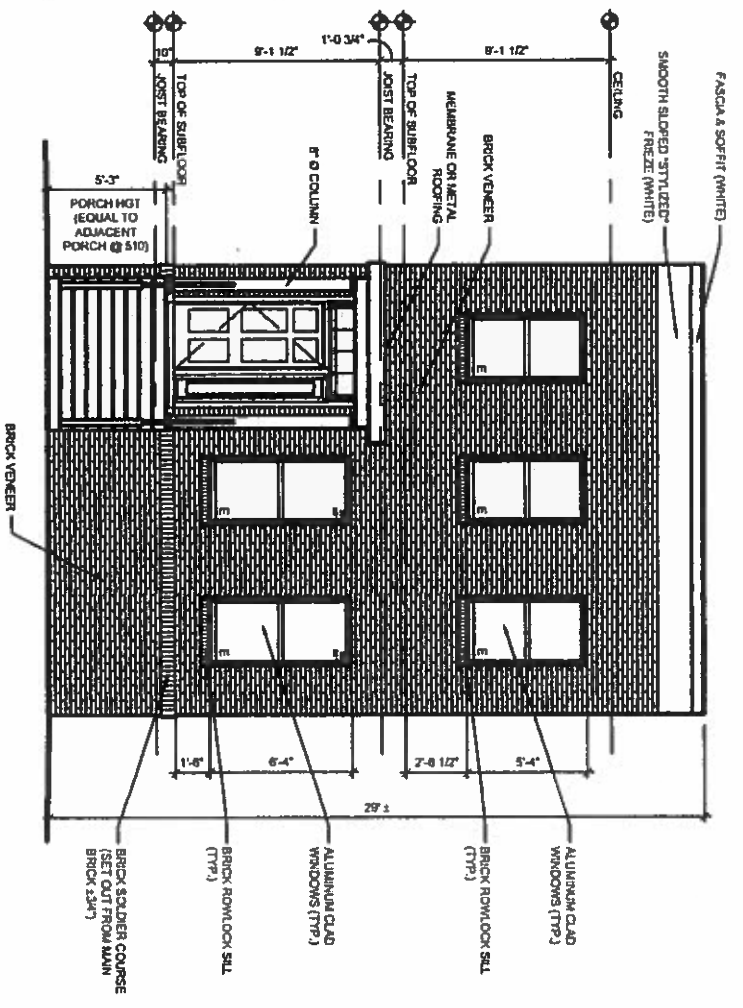


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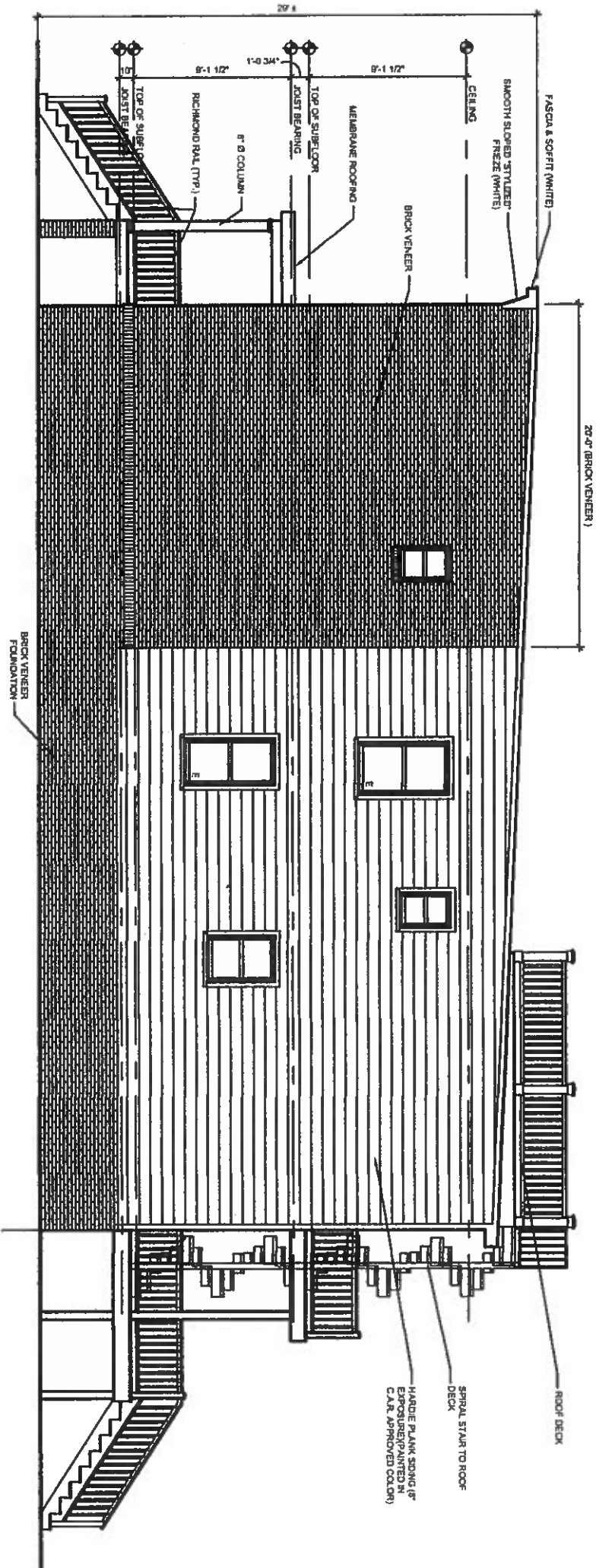
**NORTH (REAR) ELEVATION**  
1/8" = 1'-0"



**SOUTH (FRONT) ELEVATION**  
1/8" = 1'-0"

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**EAST ELEVATION**



1/8" = 1'-0"

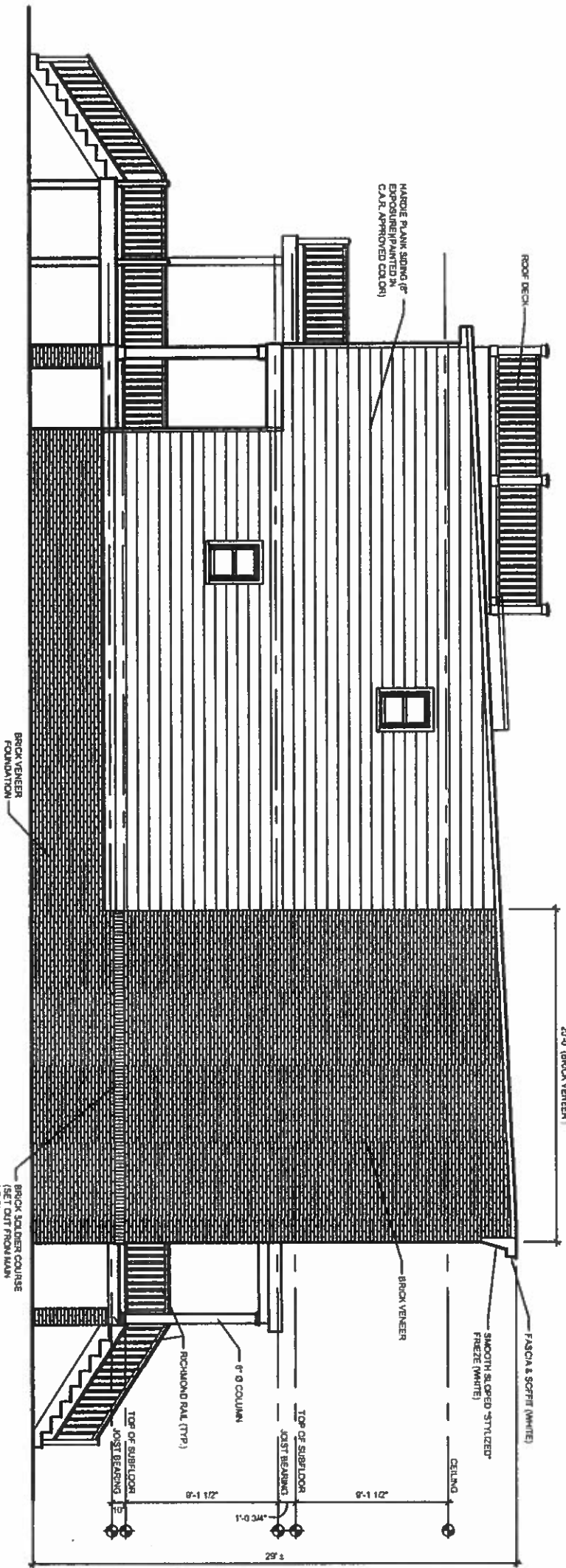
**DAVID CLINGER, JR.**  
 Architectural Design & Planning  
 300 West Franklin Street  
 Suite 905E  
 Richmond, Va. 23220  
 cclinger47@gmail.com  
 804.683.5718

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**A-5**  
 ELEVATION

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 Design &  
 Planning  
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**WEST ELEVATION**

0' 4' 8' 16'

1/8" = 1'-0"

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**A-6**  
 ELEVATION



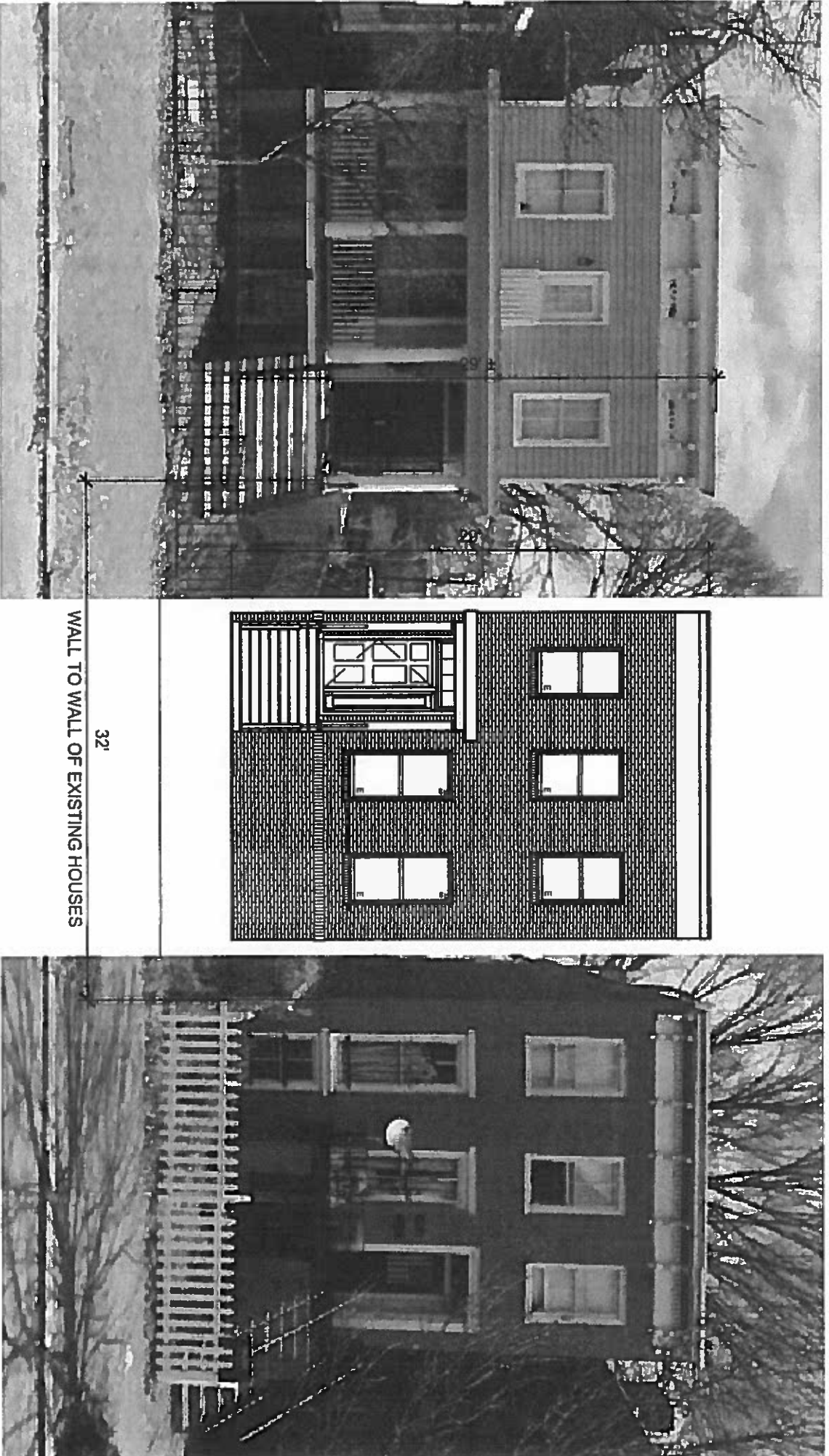
**DAVID D.**  
**CLINGER, JR.**  
Architectural  
Design &  
Planning  
300 West Franklin Street  
Suite 905E  
Richmond, Va. 23220  
cclinger47@gmail.com  
804.683.5718

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**STREETSCAPE**

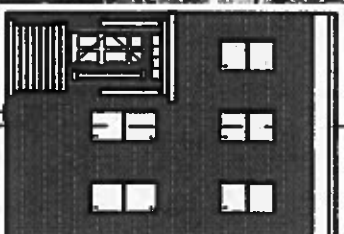




**STREETSCAPE (FROM WEST END OF BLOCK TO SITE)**

0' 4' 8' 16'

1/8" = 1'-0"



MATCH LINE

508 W. MARSHALL ST.



MATCH LINE

508 W. MARSHALL ST.



**STREETSCAPE (FROM SITE TO EAST END OF BLOCK)**

0' 4' 8' 16'

1/8" = 1'-0"

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 Design &  
 Planning  
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 Suite 905E  
 Richmond, Va. 23220  
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 804.683.5718

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STREETSCAPE