



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3302-3308 E Marshall St

Historic district Chimborazo Park

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Check if Billing Contact

Name Todd Dykshorn for

Phone 804-343-1212

Company Architecture Design Office, PLLC

Email todd@ado.design

Mailing Address 728 E Broad St, Richmond, VA 23219

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name Casey White/Matt Jarreau

Company C and M Properties Richmond LLC

Mailing Address 114 N 3rd St, Richmond, VA 23219

Phone 804-306-9019

Email matt@georgerva.com

PROJECT INFORMATION

Project Type:

Alteration

Demolition

New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

New mixed-use 2-story construction on 4 parcels to be combined. Project entails demolition of existing single-story buildings on 2 of the 4 parcels and reconstruction of the commercial storefronts.

ACKNOWLEDGEMENT OF RESPONSIBILITY

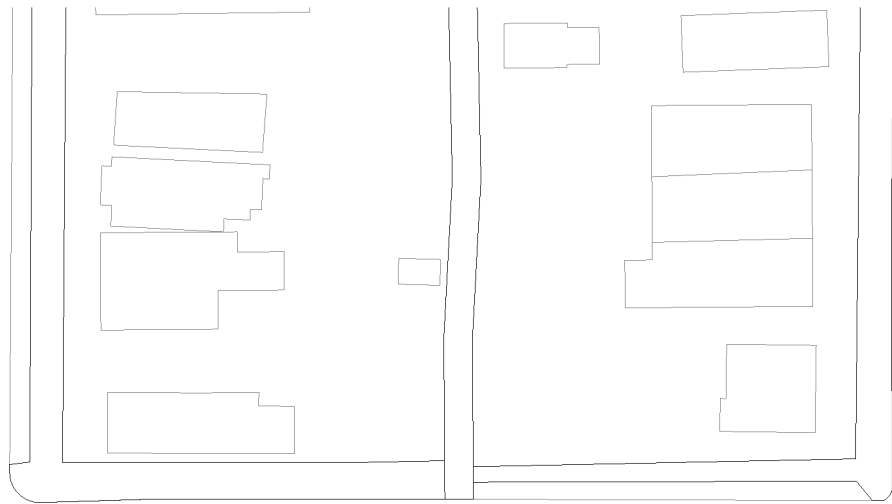
Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA 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 payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

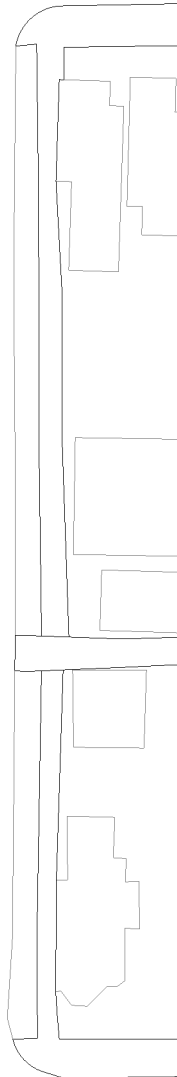
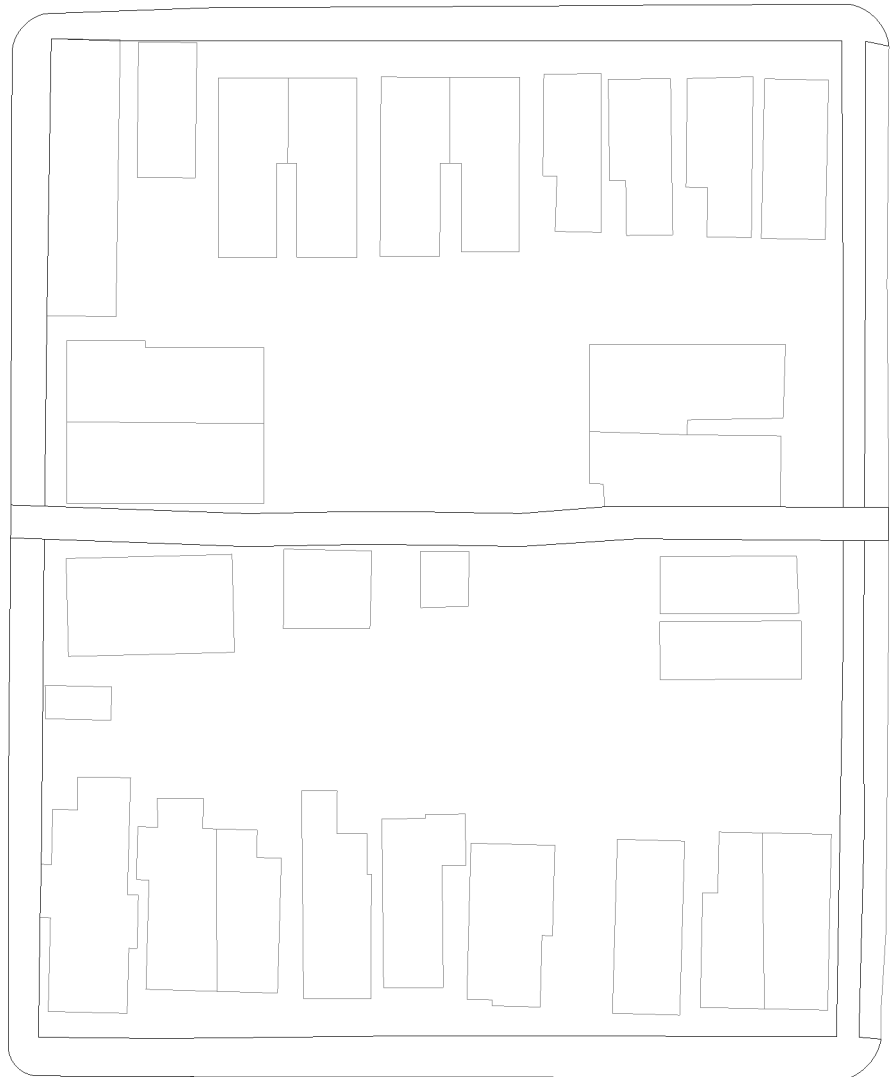
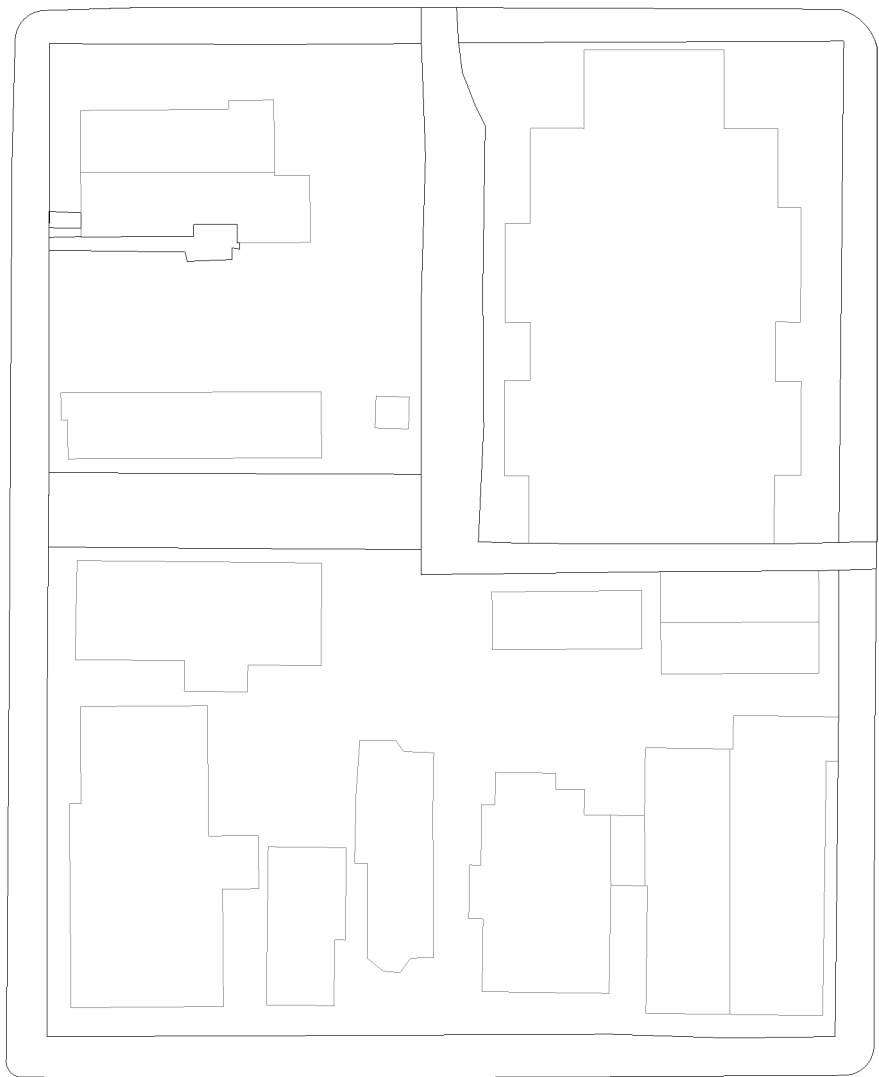
Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 6-25-2021



E MARSHALL ST



N 33RD ST

N 34TH ST

E BROAD ST

3302-3308 E MARSHALL STREET

MIXED-USE COMMERCIAL/
RESIDENTIAL DEVELOPMENT
Richmond, VA 23223
CHIMBORAZO PARK OLD AND HISTORIC DISTRICT

prepared by:
ARCHITECTURE | DESIGN | OFFICE
728 E Main St, Richmond, VA 23219
(804) 343-1212
www.ado.design/

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COLOR INDEX

All paint colors will be coordinated with approved swatches outlined in Design Review Guidelines. Materials noted are intended to be examples for coloration, texture and other qualities and to be confirmed as directed by the CAR for approval of actual type of submitted substitute. Refer to colored elevations for concept colors, final approval tbd.

BRICK

Red, MFR - tbd
Tan, MFR - tbd

LAP SIDING AND EXTERIOR TRIM ELEMENTS

Cementitious siding with small areas of paneling, HardiePlank or similar, prefinished or painted, color tbd.

EXTERIOR TRIM AND PORCH COMPONENTS

Prefinished or site-painted steel rails. Decking on the primary E Marshall St front is concealed behind parapet walls. Decking on the north side balconies is proposed to be stamped concrete on the first level and wood or composite decking on the second. Balconies are separated by wood slat screens set at the unit dividing walls. These elements extend up to the paneled underside of the main roof.

COMMERCIAL AND BUILDING ENTRY DOORS AND COMMERCIAL LEVEL WINDOWS

Pre-finished aluminum storefront assembly with clear glazing. Color tbd to be coordinated with brick and surrounding materials selections.

WINDOWS AND PATIO DOORS

Pre-finished aluminum patio doors, fixed and operable windows. Color tbd to be coordinated with brick and surrounding materials selections.

MAIN AND CLERESTORY ROOFS

Low-sloped membrane, not visible, with painted wood or composite fascias and pre-finished metal drip edging. Colors tbd.

EXTERIOR MATERIALS SUMMARY

1/ PRIMARY MATERIALS

E MARSHALL ST COMMERCIAL STOREFRONTS

Walls and elements on the E Marshall St 1st level sidewalk are proposed to be a mixture of brick, storefront windows and doors, and sign panels emulating the features and primary materials found on the two extant commercial fronts proposed to be removed as well as the adjacent single-story structure on the block's southwest corner. Brick color[s] and decorative features will be determined and outlined in subsequent applications. Within brick frames, windows and recessed entries are proposed to be aluminum storefront assemblies. Upper parapets are shown in a mixture of brick and panel types, helping to distinguish existing property widths and the rhythm they contribute to the block. Proposed tourist's home units feature concrete steps and landings with painted metal rails, concealed or partially concealed behind brick masonry walls.

E MARSHALL ST 2ND LEVEL APARTMENTS AND NORTH/ALLEY 1ST AND 2ND LEVEL APARTMENTS

As outlined in the project description, the 2nd level apartments on the E Marshall front are set back from the commercial wall. At this level, apartments are proposed to be clad in cementitious siding with wood and/or composite trim features. A projecting roof overhang protecting glass doors is proposed supporting wood slat balcony divider panels. Painted metal rails are shown along occupied deck areas behind the commercial parapets. This material language is proposed to be mirrored on both levels of the North/Alley side apartments. Above the primary roof plane, a clerestory level is proposed to day-light interiorized spaces within apartments on the second level. The clerestory is proposed to be clad in painted cementitious siding with painted wood or composite trim elements. Both the primary and clerestory roofs are shown with projecting eaves clad in painted wood or composite fascia boards and prefinished metal drip edge. Soffits exposed and visible from grade are proposed to be cut from cementitious paneling and painted. Roof surfaces are low-sloped and concealed from view on all elevations.

PROJECT EAST/ALLEY WALL

The project's east wall incorporates a brick panel at the 1st level extending from the E Marshall St corner to a vertical window assembly at the building's central corridor. This brick extends to the north corner and across the north elevation as a foundation to the 1st level floor. Painted cementitious siding is proposed above brick, 2nd level on south section of wall and both levels north of the central vertical window. Roof elements including fascia and soffit continue from the south/front to north/rear corners and are described above.

PROJECT WEST WALL

The project's west wall is substantially obscured by the existing corner structure. Wall areas above this structure are proposed to match those on the building's exposed east wall consisting of painted cementitious siding and wood or composite trim elements. This wall has no window assembly at the central corridor and therefore the section of wall where exposed above the corner building is proposed to be clad with a single painted cementitious panel with vertical trim matching trim framing the east wall's window.

PROJECT DESCRIPTION AND MATERIALS SUMMARY

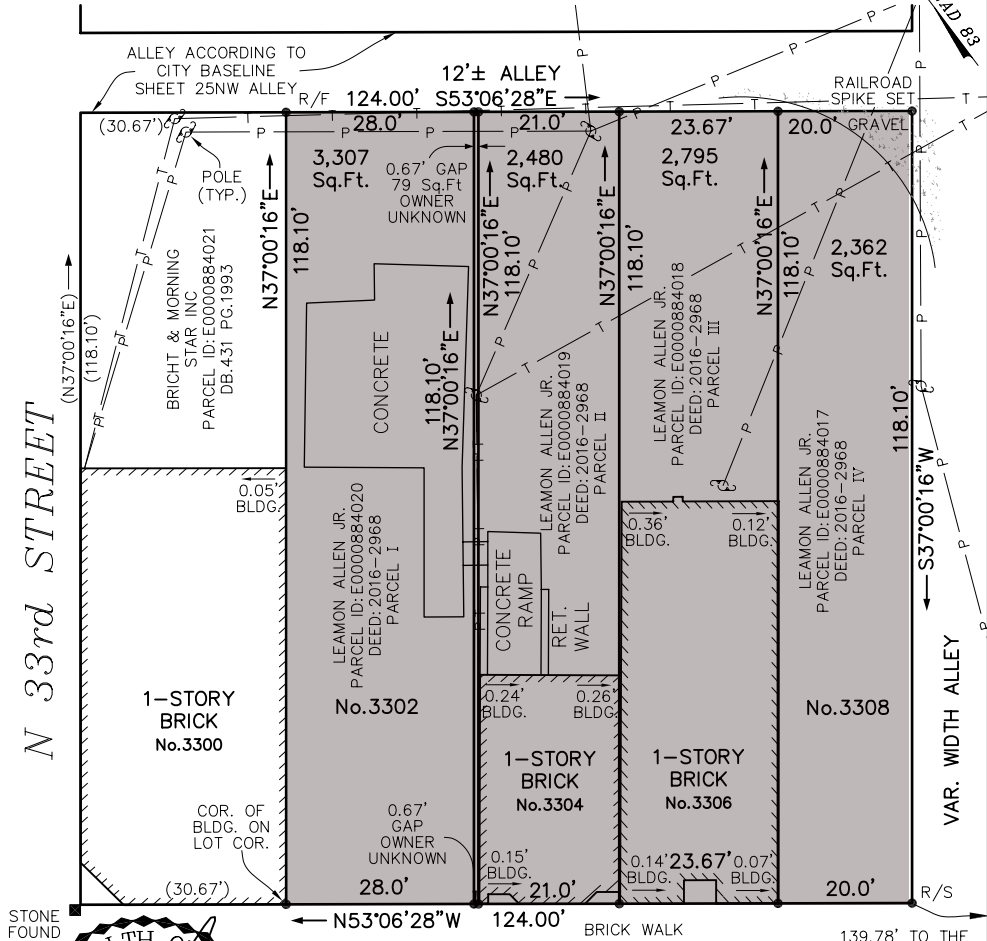
The proposed project creates approximately 1900 sf of commercial space, two tourist home units, and fifteen apartment units within a new two-story structure. The building site comprises four separate parcels that would be combined. Two existing single-story commercial buildings are proposed to be demolished, however their storefront character is proposed to be reconstructed on the E Marshall St front. Reconstructed storefronts, matching existing conditions, are shown with masonry walls on the E Marshall St sidewalk and recessed entries. Western entries serve commercial space[s] at grade and eastern entries access steps and exterior landings to proposed tourist homes, also accessible via the central interior corridor. Second floor apartments are set back from the commercial masonry wall approximately 4 feet, creating balcony overlooks behind the commercial-front parapets. The primary resident entry, including mail lobby and stair hall is located at the east edge of the Marshall St elevation.

The combined property is bound on project east and north sides by existing alleys. It's proposed to situate on-grade parking off the north alley, with access to the building via a secondary north entry and stair hall symmetrically mirroring the primary E Marshall entry.

The combined property is zoned UB. The project is designed to be by-right construction within this district.

Parking: The project provides 9 spaces off-street and 4 spaces on street along the E Marshall front. Occupancy within the commercial space creates an undetermined parking requirement. If Office this use requires 6 spaces combined with 4 for apartments and 2 for the tourist homes. Thus 12 spaces are required and 13 provided.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 3-4-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



E MARSHALL STREET

MAP SHOWING THE IMPROVEMENTS
ON No's. 3302, 3304, 3306 and
3308 E. MARSHALL STREET
IN THE CITY OF RICHMOND, VA.

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 3-4-2021
CERTIFIED BY JEFFREY K. FLOYD
SCALE: 1"=20'
VIRGINIA CERTIFICATE NO. 001905
JOB NO. 210213957



EXISTING CONTEXT -
Showing existing buildings at 3304 and 3306 proposed to be removed. Retaining these structures and incorporating them into the larger structure or independent structures was researched. Their existing condition, requiring extensive repair to refurbish existing walls, windows, and roofs determined this to be ineffective and an economically inefficient course to providing long-lasting materials and systems. In response, elements from the commercial fronts are being incorporated in the proposed new building on the 1st commercial level.

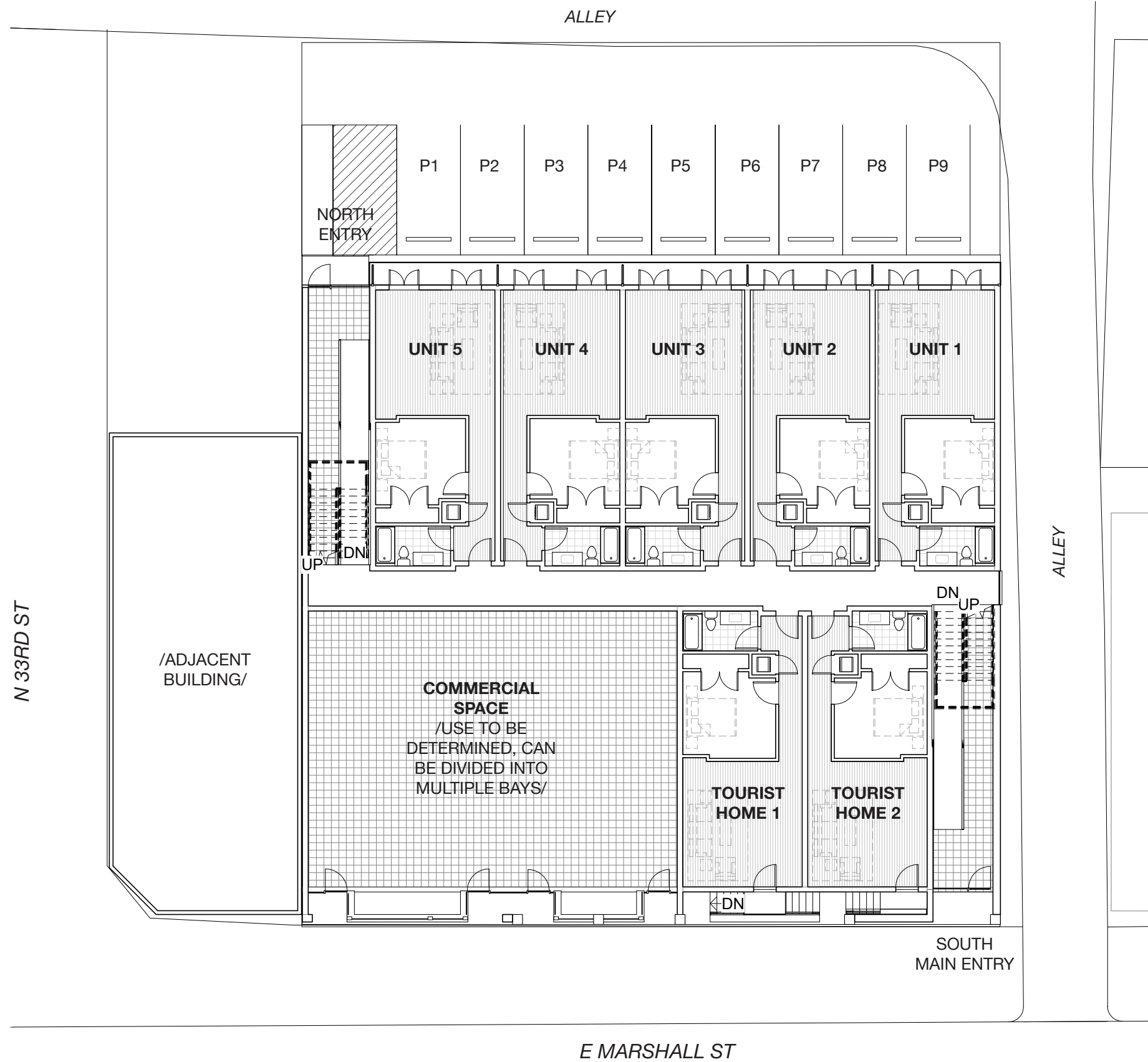




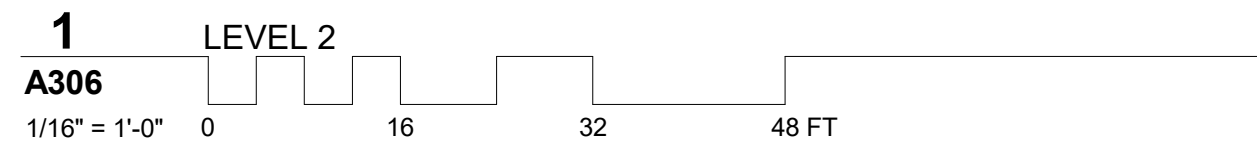
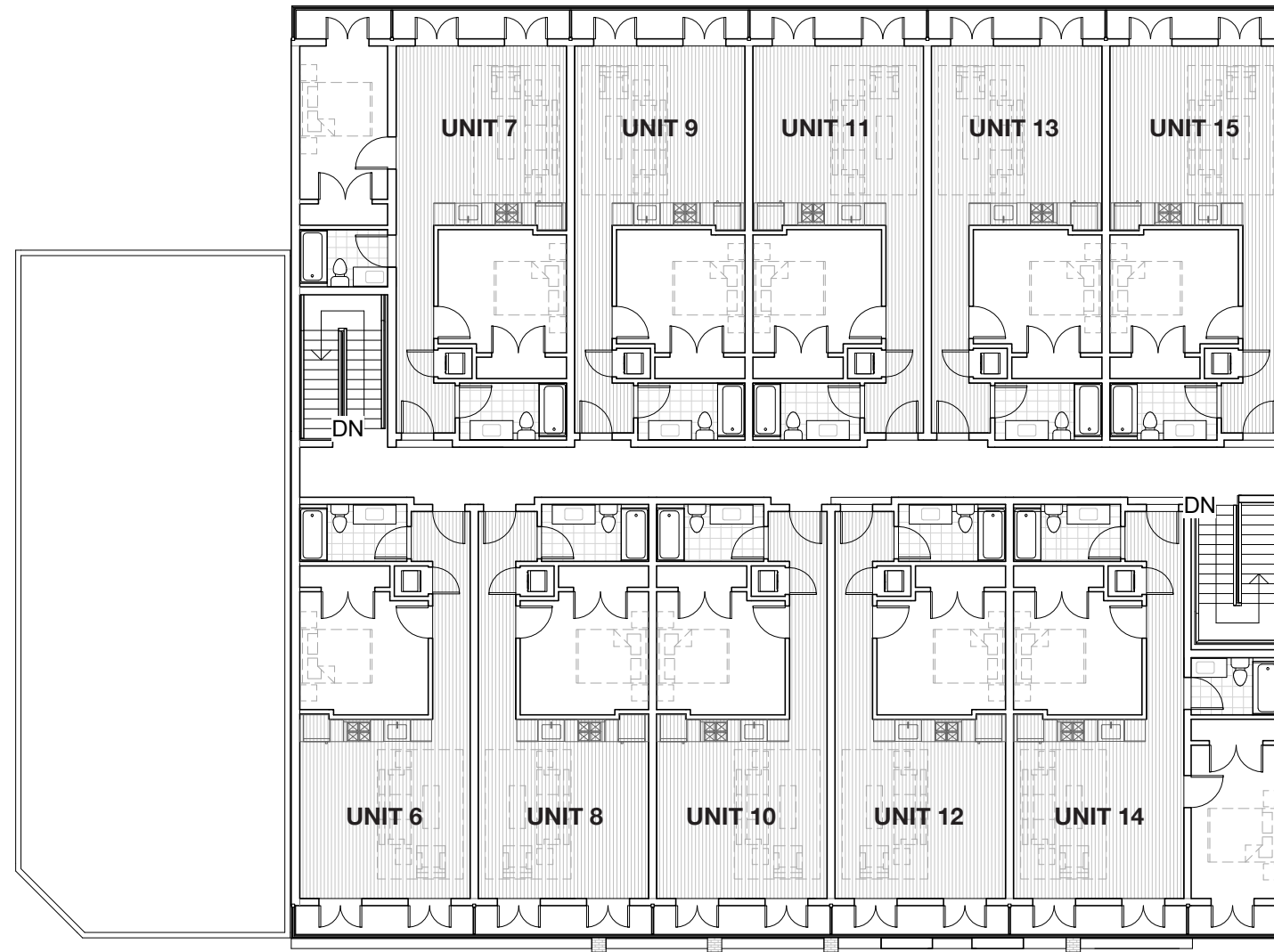
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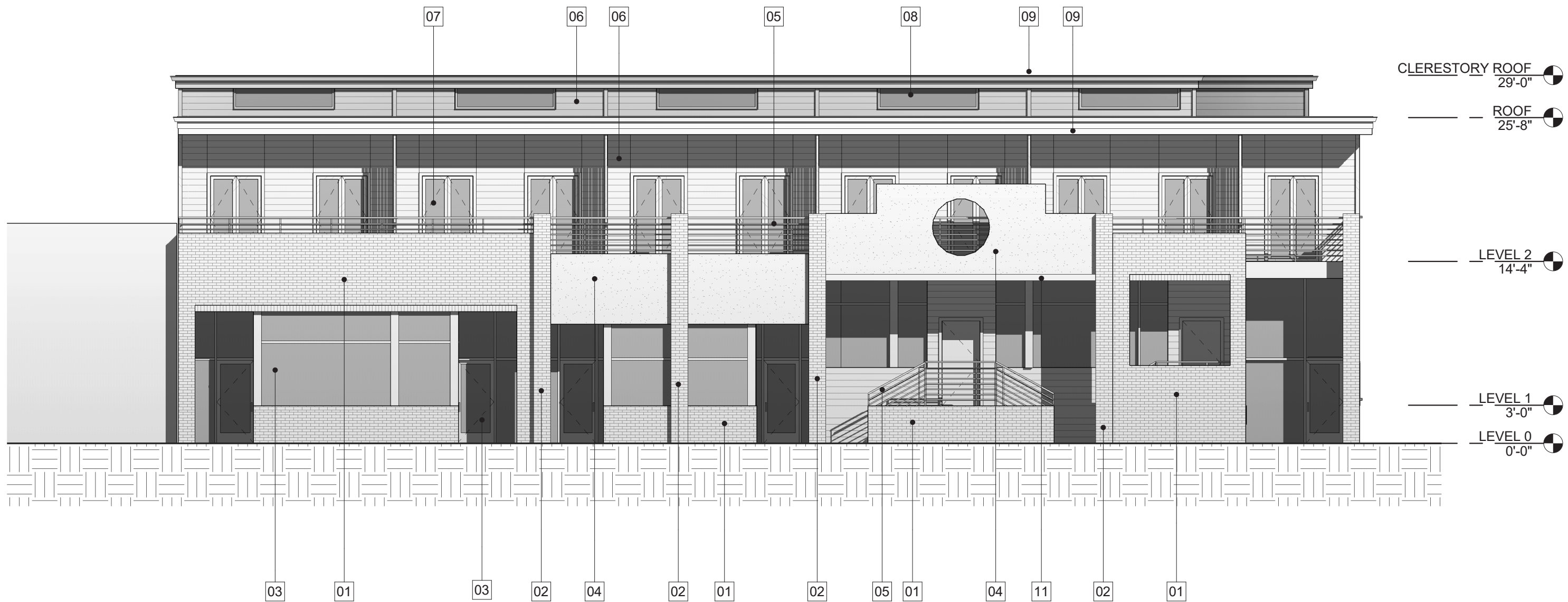
EXISTING CONTEXT -
 Showing existing buildings at 3304 and 3306 proposed to be removed.
View from West *View from East*



FLOOR PLANS

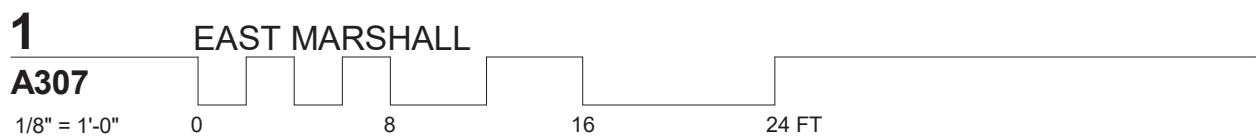


FLOOR PLANS



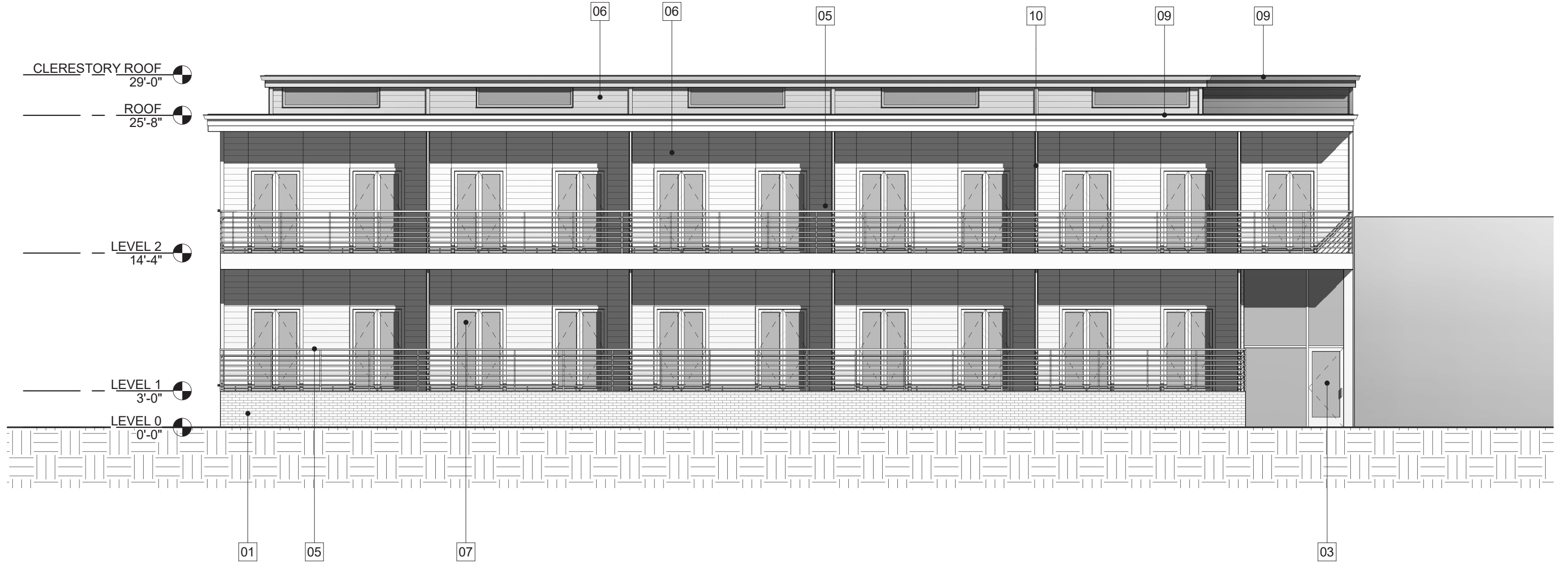
Elevation Keynotes

Mark	Description
01	BRICK VENEER [BR01] - RUNNING BOND PATTERN, COLOR AND MORTAR TBD
02	BRICK COLUMN, COLOR AND MORTAR TBD
03	ALUMINUM STOREFRONT WINDOWS AND ENTRIES W/CLEAR GLAZING
04	TEXTURED EIFS PANEL
05	PREFINISHED METAL GUARDRAIL AND HANDRAIL, COLOR TBD
06	CEMENTITIOUS SIDING AND TRIM ELEMENTS PAINT FINISH
07	PREFIN ALUMINUM PATIO DOORS
08	PREFIN ALUMINUM FIXED WINDOWS
09	PAINTED WOOD OR COMPOSITE FASCIA W/ METAL DRIP EDGE
10	WOOD SLAT SCREEN BETWEEN BALCONY
11	PAINTED STEEL BEAM



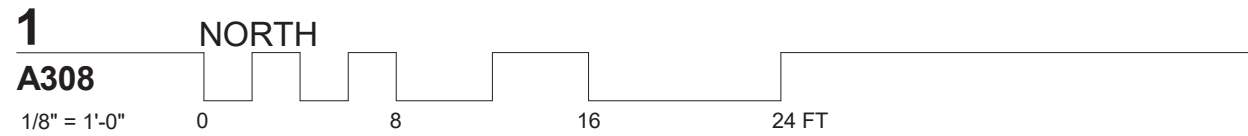
BUILDING ELEVATIONS - E MARSHALL ST/PROJECT SOUTH

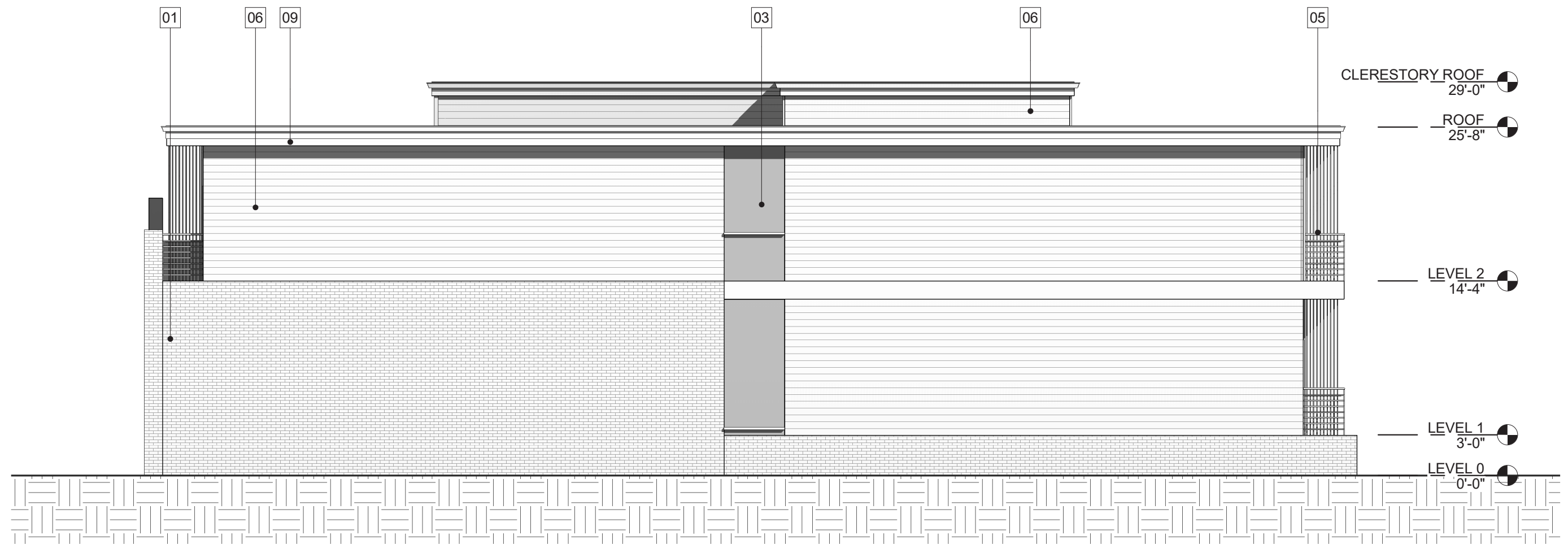




Elevation Keynotes

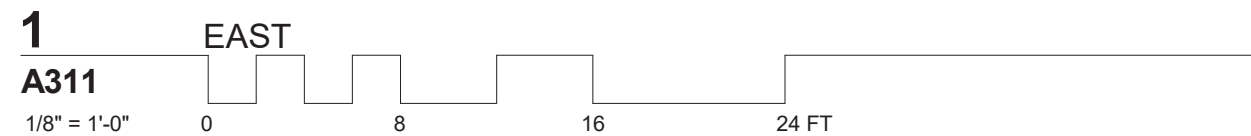
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VIEW - LOOKING EAST ALONG E MARSHALL ST



VIEW - LOOKING WEST ALONG E MARSHALL ST



MATERIALS INDEX



CONTEXT ELEVATION - E MARSHALL ST