



# COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

## PROPERTY (Location of Work)

Address 3116 & 3118 East Marshall Street

Historic District St. John's Church

## PROPOSED ACTION

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

## OWNER

Name <sup>HOWARD</sup> Heard Kellman  
 Company Blue Whaler  
 Mailing Address PO Box 4225  
Richmond, VA 23220  
 Phone 804-615-8670  
 Email hudsonhk2@gmail.com  
 Signature *H. Kellman*  
 Date 10/18/2017

## APPLICANT (if other than owner)

Name Mary Lorino  
 Company Loch Design  
 Mailing Address 12 North 30th Street  
Richmond VA 23223  
 Phone 804-840-9415  
 Email mary@lochdesign.com  
 Signature *Mary Lorino*  
 Date 10/18/2017

## 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.

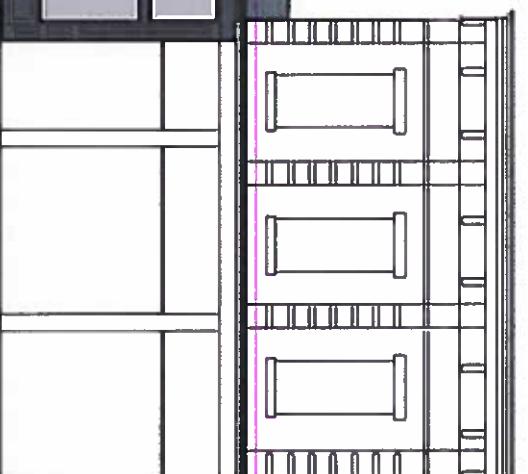
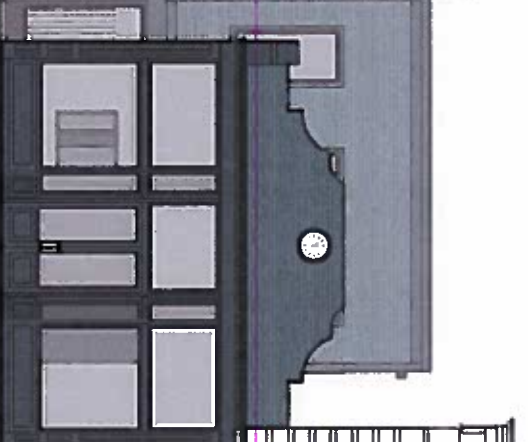
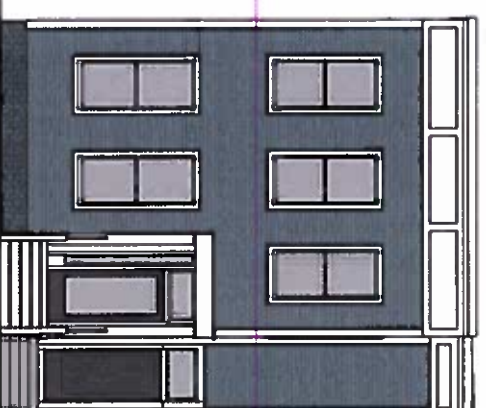
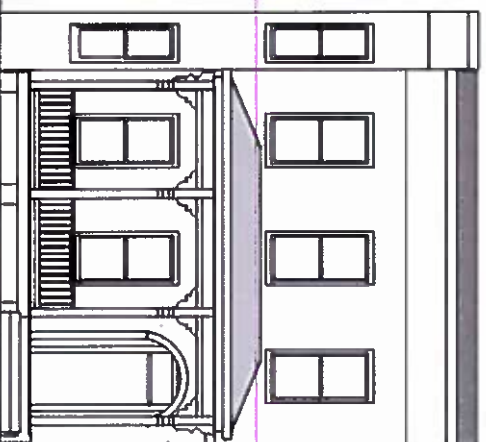
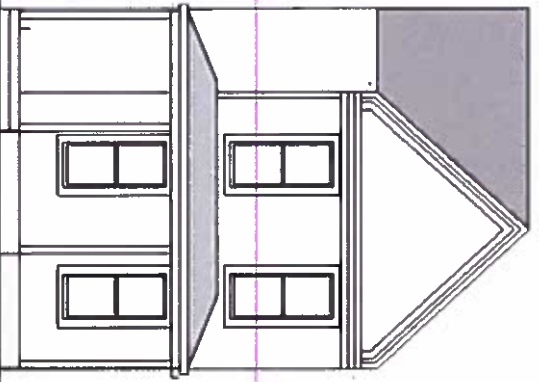
**Zoning Requirements:** Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

**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.

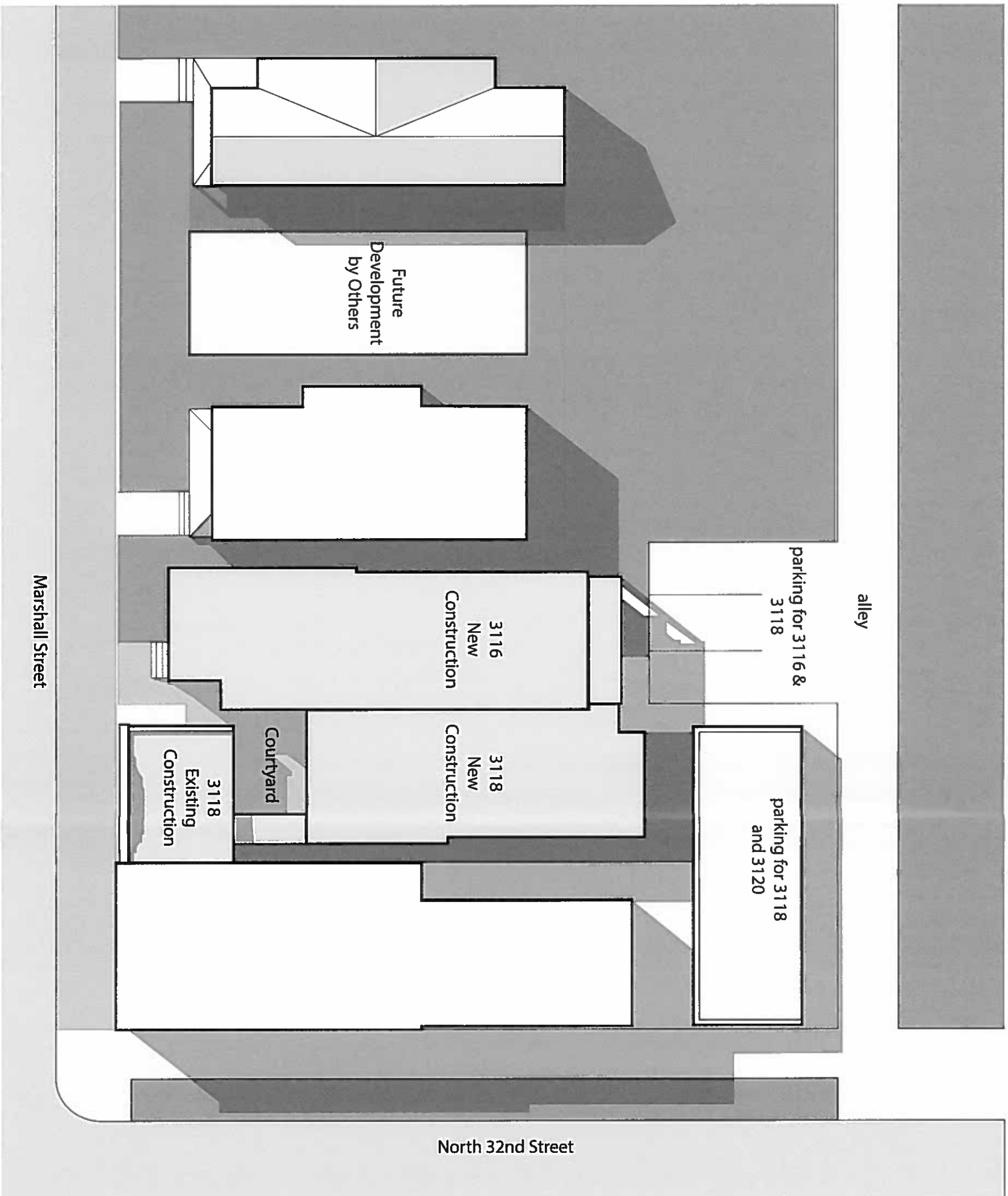
(Space below for staff use only)

Application received: ECE VED  
 Date/Time OCT 20 2017  
 By *2 pm*  
COA-025771-2017

Complete  Yes  No



**3116 & 3118 EAST MARSHALL STREET  
COMMISSION OF ARCHITECTURAL REVIEW CONCEPTUAL SUBMISSION**



The Owner of 3116 and 3118 East Marshall Street would like to build a duplex apartment structure on each property. Each property will each have its own building permit, but the 2 properties will be developed simultaneously and will be separated by a 2 hour rated fire wall. The 3118 property currently has an abandoned 1 story masonry storefront located on it. The storefront structure will remain and be repaired. Much of the existing storefront, although quite rotted, remains. The intent is to rebuild in kind the existing storefront, retaining what is salvagable.

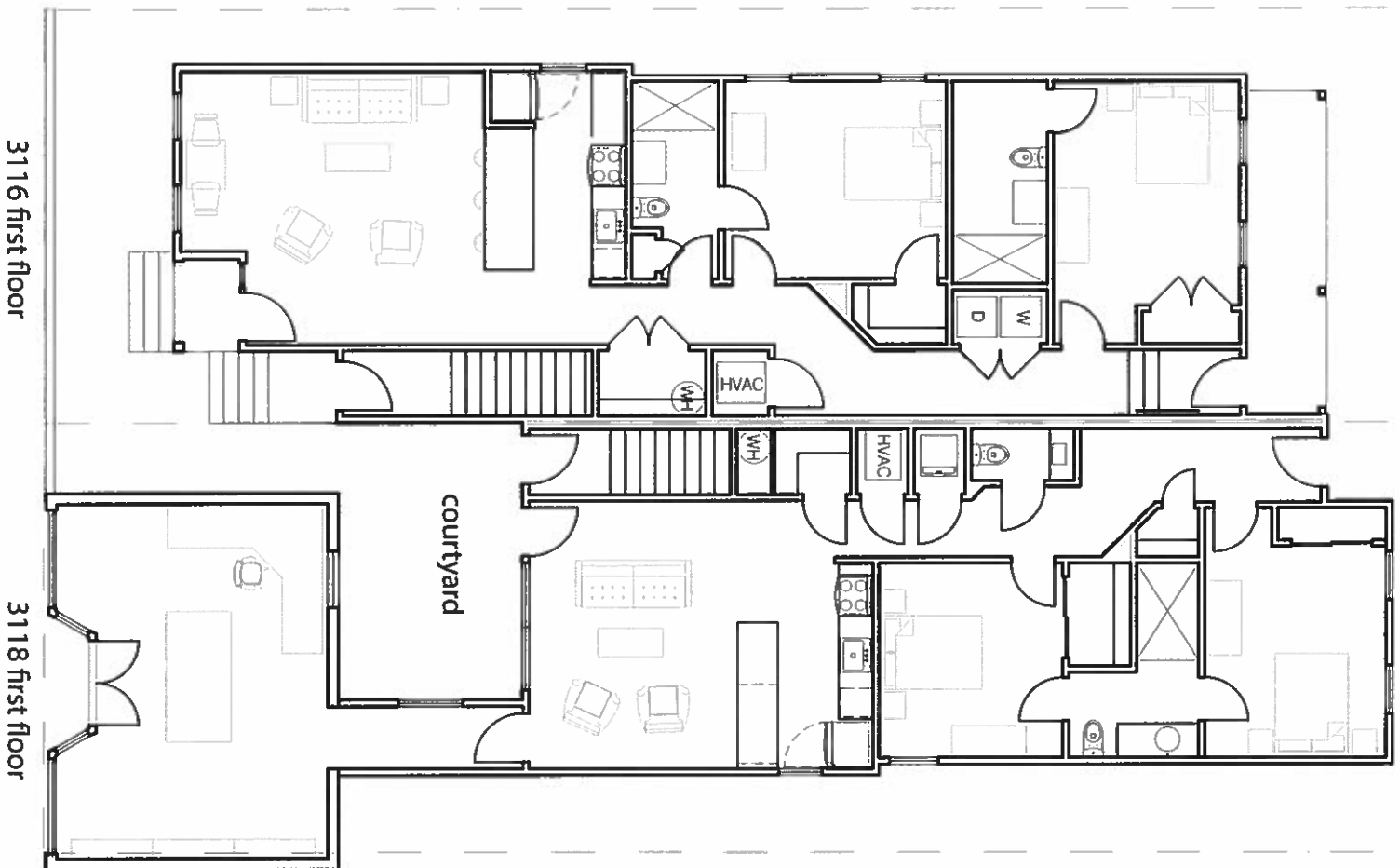
The existing storefront at 3118 will be linked by way of a one store wood framed passageway to a wood framed 2 story duplex unit. The space in between the existing construction and the new construction will be a exterior courtyard.

The property located at 3116 will be a 2 story wood framed duplex unit.

Parking for both units will occur in the rear.

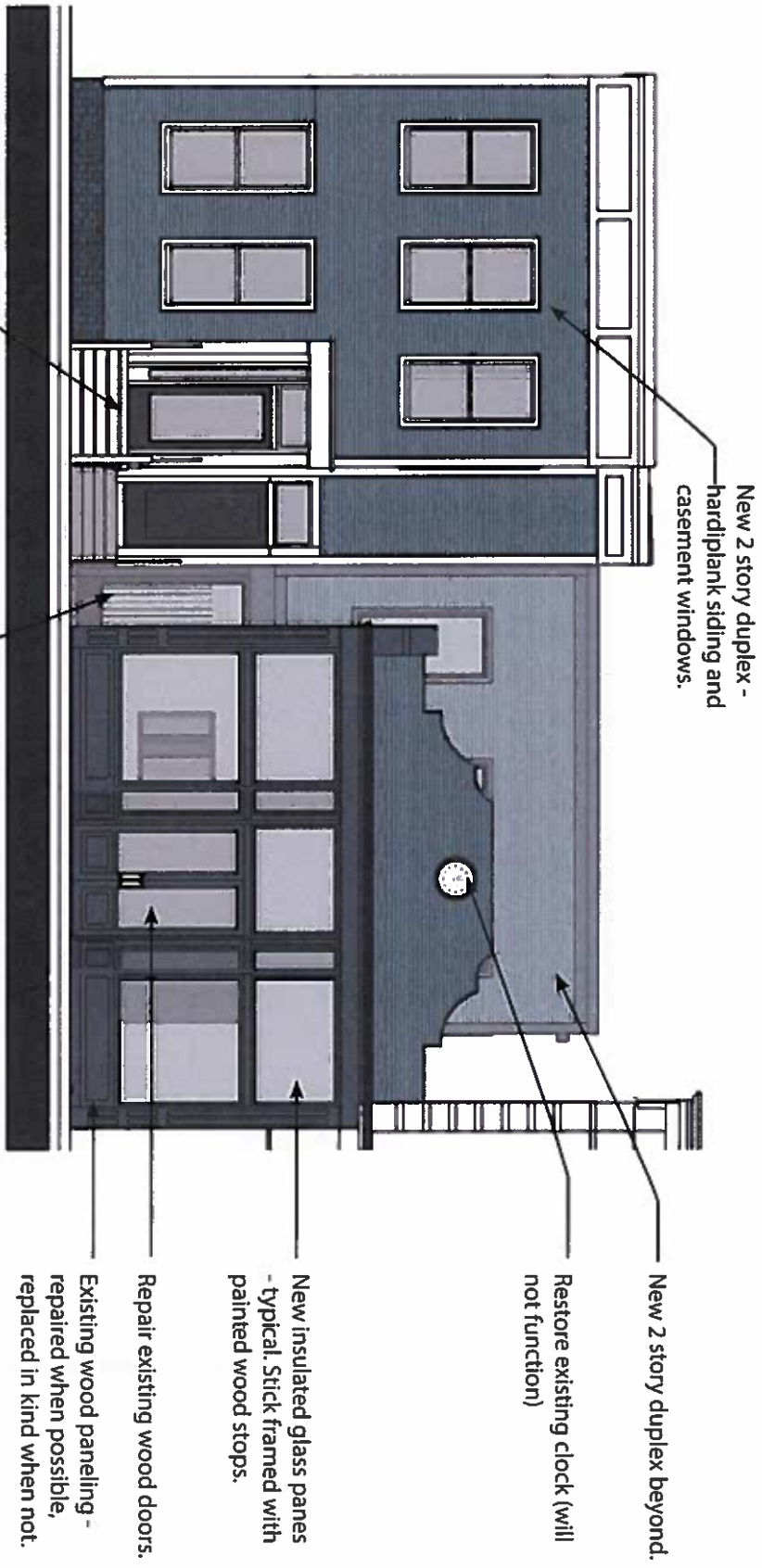
## SITE PLAN

SCALE: NOT TO SCALE

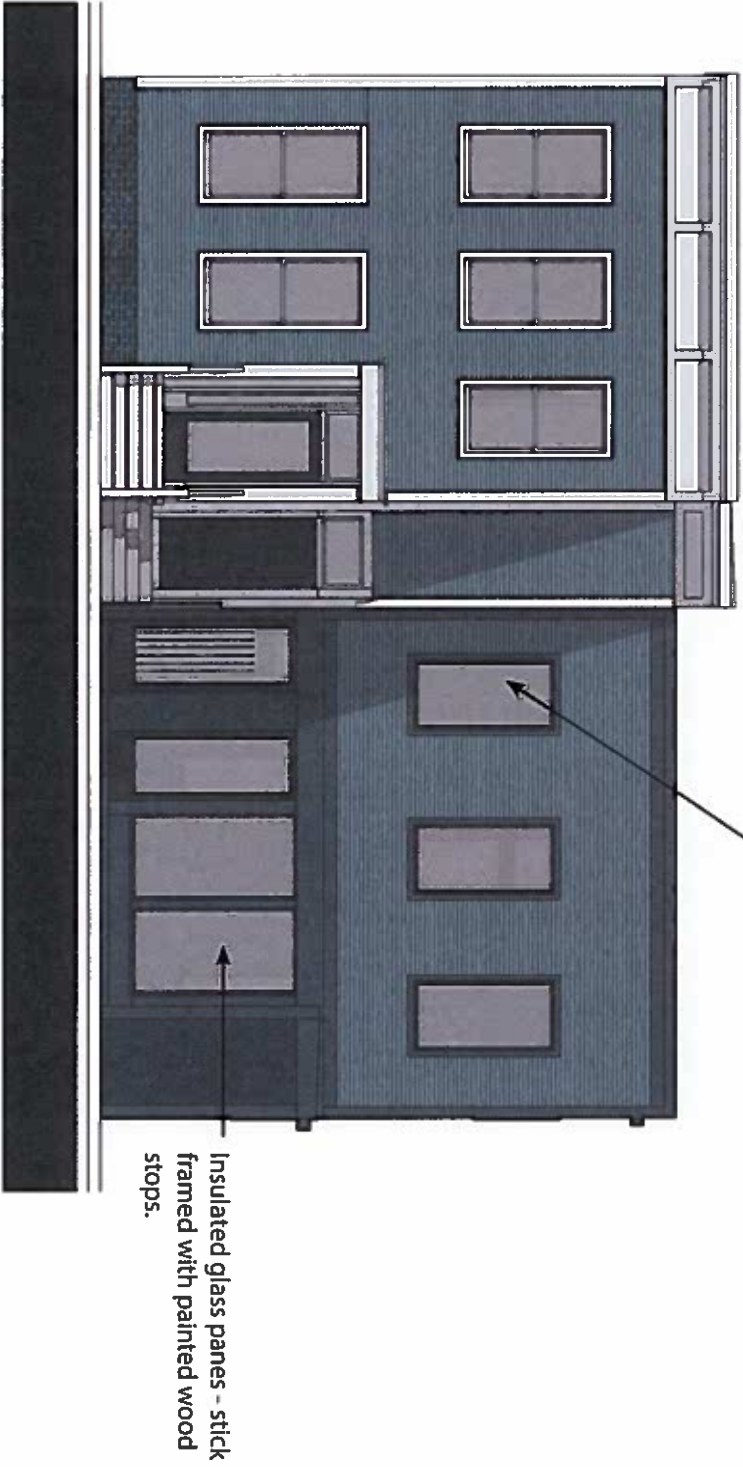


FLOOR PLANS

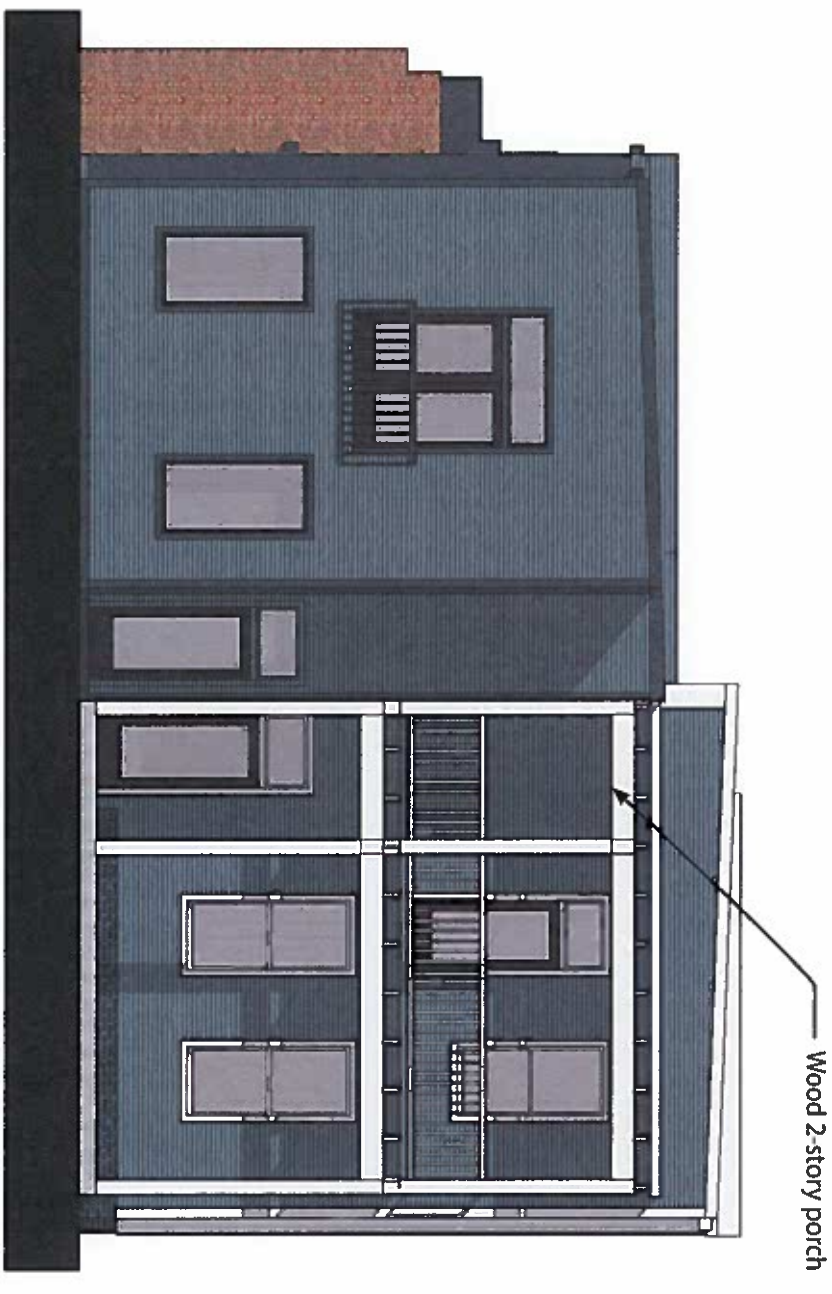




FRONT ELEVATION FROM STREET



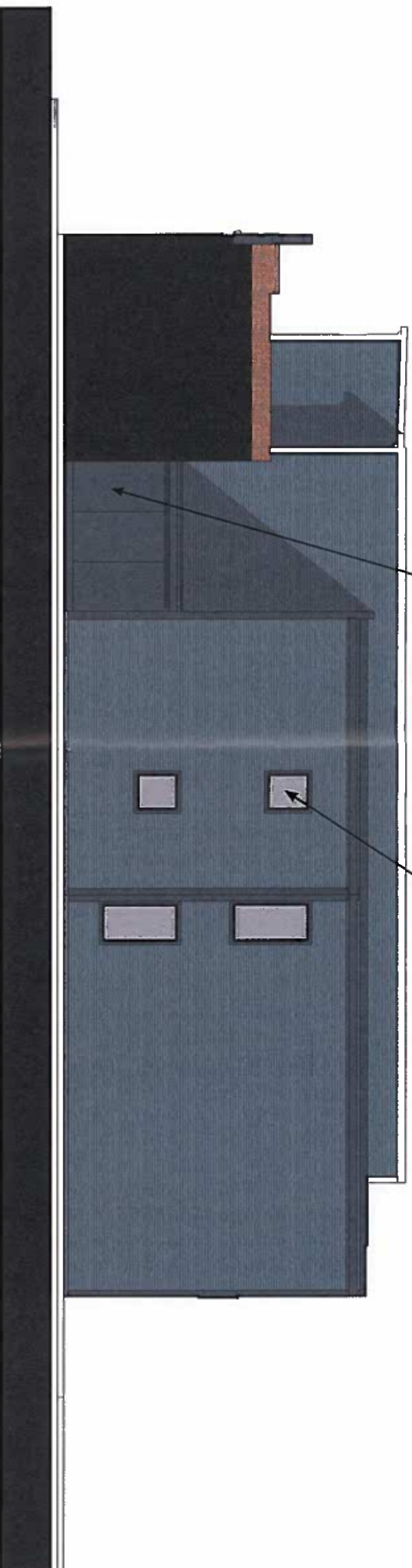
FRONT ELEVATION OF NEW CONSTRUCTION FROM COURTYARD



REAR ELEVATION OF NEW CONSTRUCTION

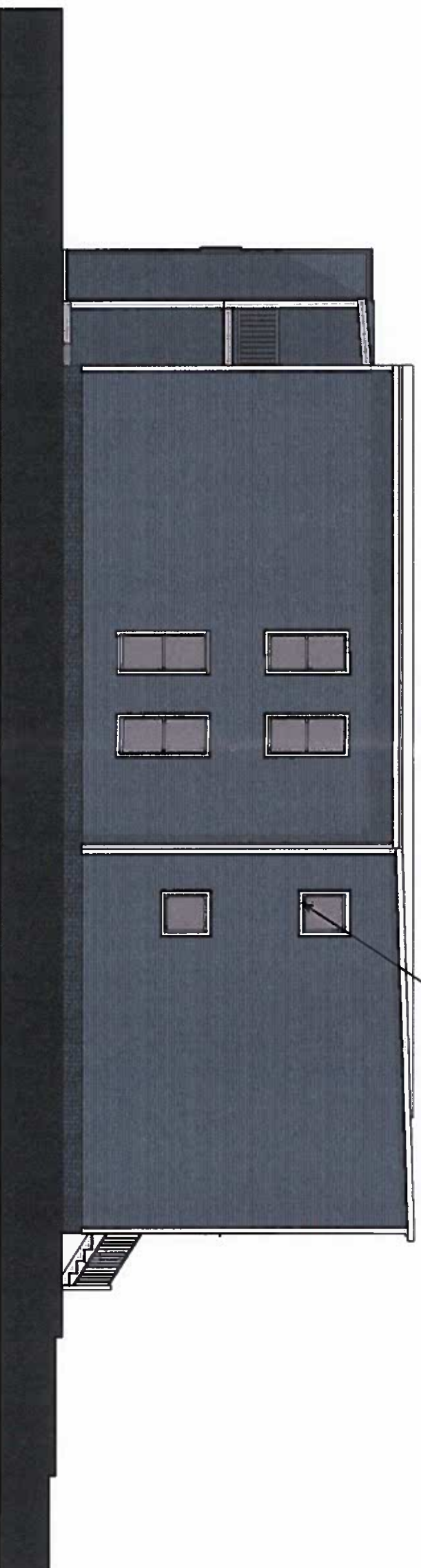
hardipanel sided "link-  
ing" structure.

awning windows, typical of  
this type



EAST ELEVATION

awning windows, typical of  
this type

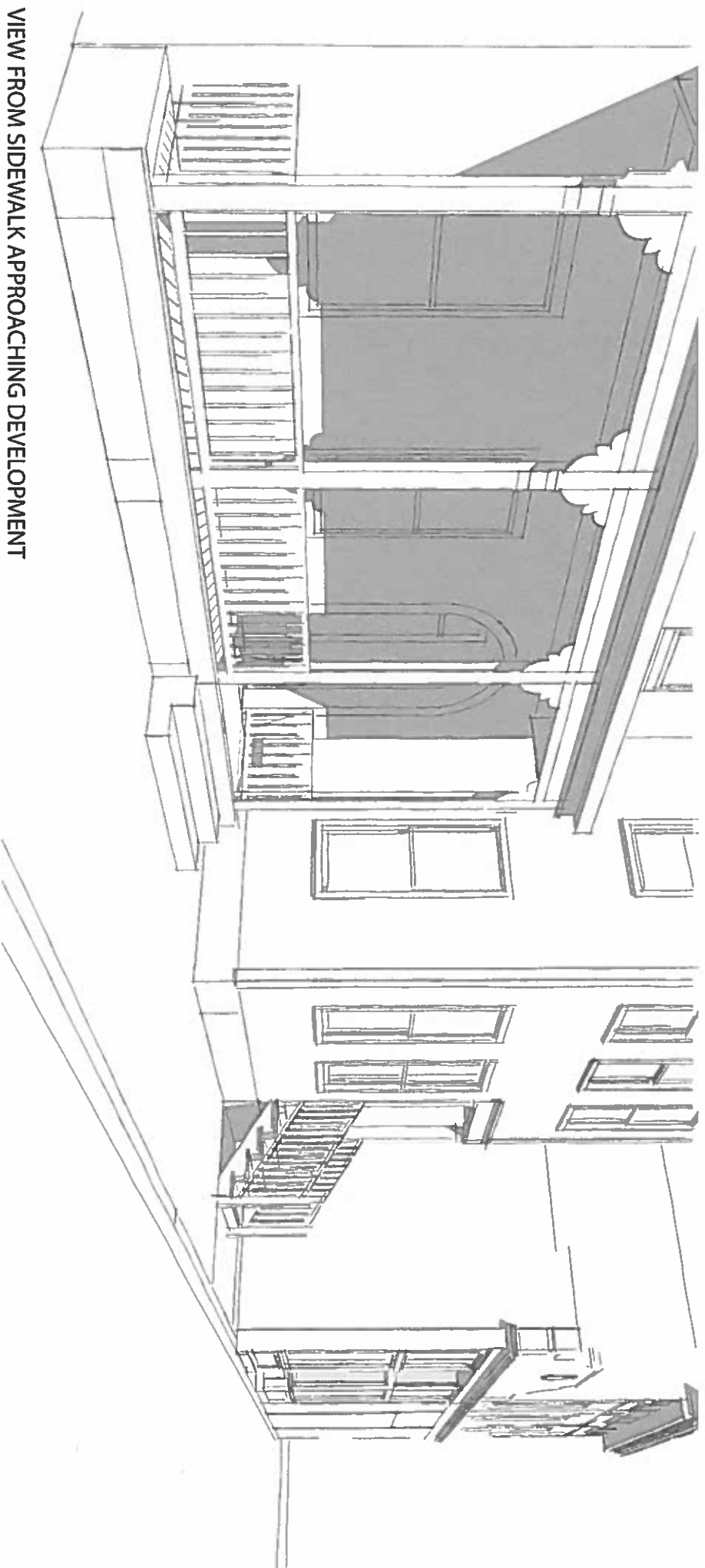


WEST ELEVATION

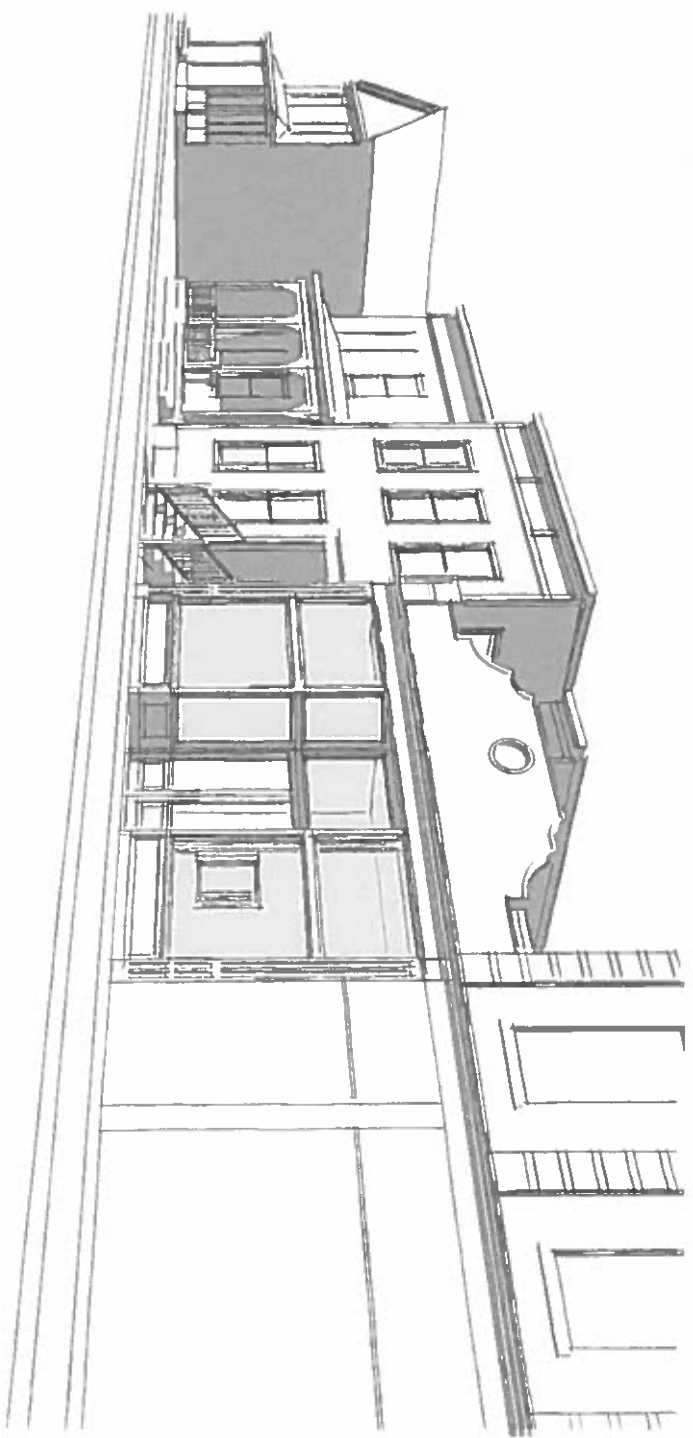




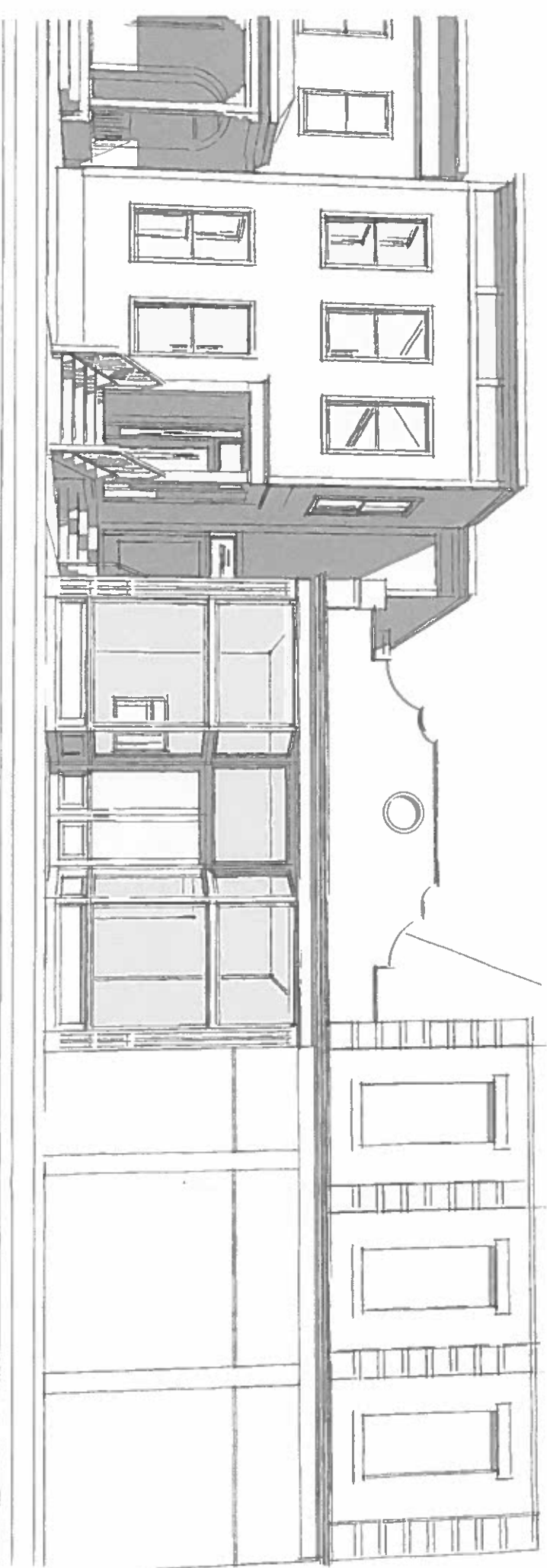
VIEW FROM MID BLOCK, SOUTH SIDE SIDEWALK LOOKING TOWARDS DEVELOPMENT



VIEW FROM SIDEWALK APPROACHING DEVELOPMENT



VIEW FROM SOUTH EAST CORNER OF 32ND AND MARSHALL



VIEW FROM OPPOSITE SIDEWALK AT 5'-0" LEVEL LOOKING DIRECTLY AT EXISTING STOREFRONT