



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 2318 & Alley Residence E. Marshall St.

Historic district Church Hill North

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

### APPLICANT INFORMATION

Name Robert A. Steele, FAIA

Phone 804-344-0060

Company B.O.B. Architecture

Email bobsteele@bobarchitecture.net

Mailing Address 108 N. 1st Street  
Richmond, VA 23219

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

### OWNER INFORMATION (if different from above)

Name Thomas Grillo

Company Porchlight Homes LLC

Mailing Address 3126 W. Cary St. #213  
Richmond, VA 23221

Phone 804-362-7272  
Email tom@porchlightva.com

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review

Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

See Attached

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**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.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. 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 10/12/2020



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION CHECKLIST

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**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:** \_\_\_\_\_

### NEW BUILDING TYPE

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

### 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



## **E Marshall St. Residences**

2318 & Alley E Marshall Street, Richmond, VA 23223

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Drawings

Current Site Plan

Proposed Site Plan

2318 Floor Plans

2318 Elevations

Alley Floor Plans

Alley Elevations



## **E Marshall St. Residences**

2318 & Alley E Marshall Street, Richmond, VA 23223

### Written Description

2318 E. Marshall Street is a new three story wood frame single family residence comprising 3 BR and 3.5 bathrooms that will be attached to the existing 2320 E. Marshall Street residence. The new structure will be set back to allow the Adams Row structures to remain visually intact. The front façade shall be placed at the point where the Adams Row structures reach their full front roof line elevation. The proposed front façade of this three story home shall balance the height and scale of the attached 2320 E. Marshall Street, while transitioning to Adams Row. A small terrace at the Ground Floor elevation is proposed. A ground level terrace and an elevated deck are proposed on the rear elevation.

The Alley Residence is a new three story wood frame single family residence comprising 3 BR and 3.5 bathrooms that will face the new auto court between all 3 residences proposed for the site. There shall be a first floor 2 car garage. The new home shall have 2,145 SF. The residence as proposed would be of a modern design while utilizing exterior materials that relate to the surrounding context. A ground level terrace and two elevated porches are proposed.

The current site area totals 8,137 SF and is relatively flat with a gentle slope of grade from E. Marshall Street to the rear alley. There is an existing residence that is being renovated on the site and a new residence is proposed to be constructed, these are being submitted under separate applications. Proposed off street parking for all 3 single family residences is accessed from the alley. An auto court with privacy fence shall be provided off the alley with access to each residence. Privacy fencing and green space shall be provided for each home.





## E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223

### 1 Brick

Manuf: Acme Brick or equal



Velour Finish



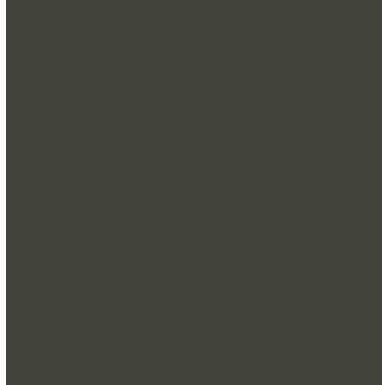
Texas Rosewood  
Velour Finish

### 2 Metal Cladding

Manuf: Centria or Equal



Metal Cladding



Dark Bronze

### 3 Siding

Manuf: James Hardie



Hardie Plank Lap Siding



Aged Pewter Cedarmill Finish



## E Marshall St. Residences

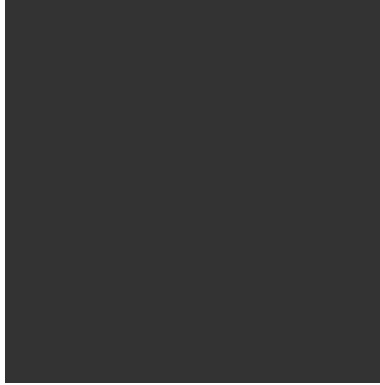
2318 & Alley E Marshall Street, Richmond, VA 23223

### 4 Standing Seam Metal Roof

Manuf: ATAS or equal



Standing Seam Metal Roof



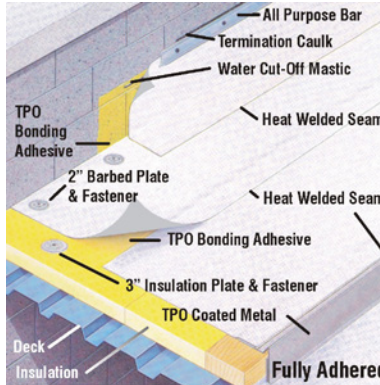
Matte Black Finish

### 5 Roofing

Manuf: Firestone or equal



TPO Single Ply Roofing  
White Finish



### 6 Gutters & Downspouts



Internal Concealed Drainage  
System



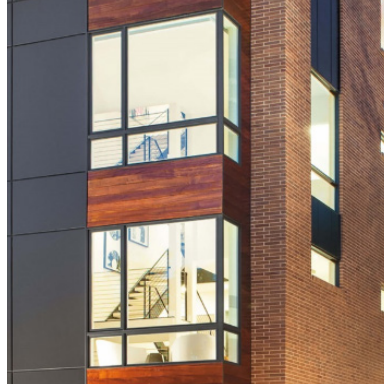


## E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223

### 7 Windows

Manuf: Marvin or equal



Aluminum Clad Wood Windows  
Iron Ore Exterior, Wood Interior

### 8 Doors

Manuf: Marvin or equal



Aluminum Clad Wood Doors  
Iron Ore Exterior, Wood Interior

### 9 Garage Doors

Manuf: Clopay



Clopay Reserve Wood Modern Collection  
Horizontal Cladding in Teak Color





## E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223

### 13 Terraces

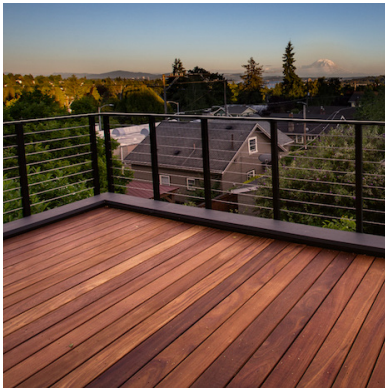
Manuf: Marazzi



Mystone Basalto Collection 30x30  
Color: Sabia

### 14 Decks

Manuf: Advantage Lumber



1x6 Cumaru

### 15 Exterior Rails

Manuf: AGS Stainless



Rainer Cable Rail Systems Powdercoated  
w/Cumaru Wood Handrail



## E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223

### 16 Screening/Fencing

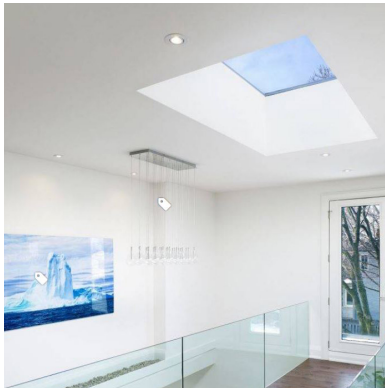
Manuf: Advantage Lumber



Alternating 1x6 & 1x3 Cumaru Fencing  
w/4x4 P.T. Post Pntd.

### 17 Skylights

Manuf: Velux

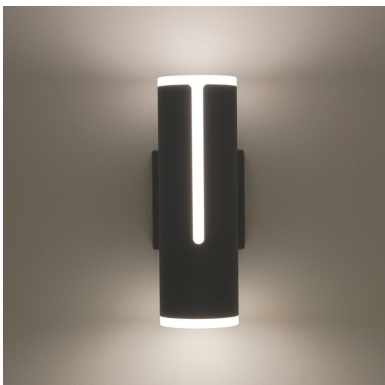


Velux  
Flat Roof Fixed Skylight

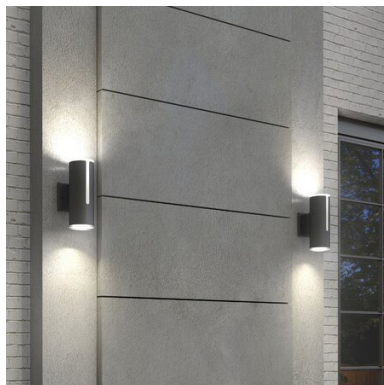


### 18 Light Fixtures

Manuf: TBD



Modern Black Sconce





## E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223

### 20 Brick Piers

Manuf: TBD



Brick Pier with Light Fixture

### 21 Gravel

Manuf: TBD



Pea Gravel Auto Court



## E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223

### Colors

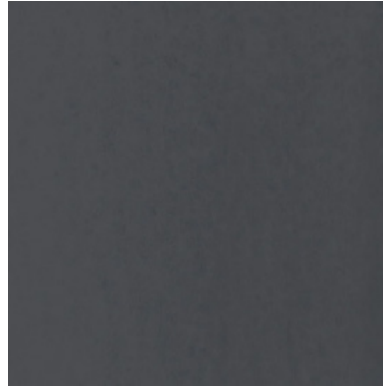
#### Siding

- James Hardie Aged Pewter



#### Windows & Doors

- Marvin Gunmetal



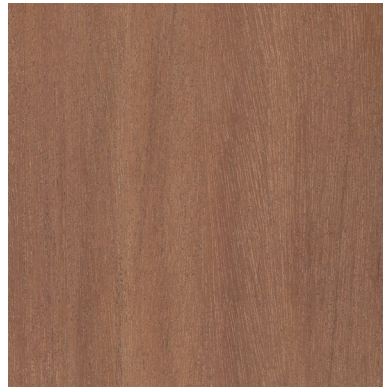
#### Metal Cladding

- Dark Bronze



#### Screening Fence & Decks

- Cumaru (Sealed)



#### Standing Seam Metal Roof

- Matte Black



#### Garage Doors

- Teak Color







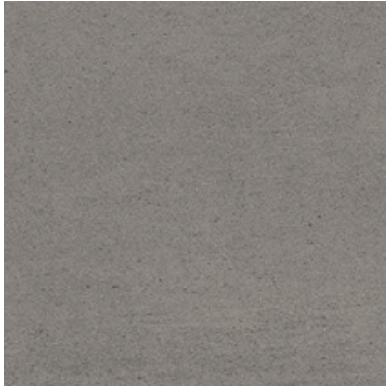
## **E Marshall St. Residences**

2318 & Alley E Marshall Street, Richmond, VA 23223

### Colors

Stone Terrace

- Basalto Sabia







## E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223

### List of Proposed Windows and Doors 2318 E. Marshall St.

Basement	
3'-0" x 7'-8" D	(2) Front
8'-6" x 7'-0" D	(1) Rear
First Floor	
3'-0" x 6'-9 1/4"	(2) Front
3'-0" x 8'-0" D	(1) Front
8'-6" x 7'-0" D	(1) Rear
8'-6" x 2'-4"	(1) Rear
Second Floor	
3'-0" x 6'-9 1/4"	(3) Front
8'-6" x 7'-0" D	(1) Rear
8'-6" x 2'-4"	(1) Rear

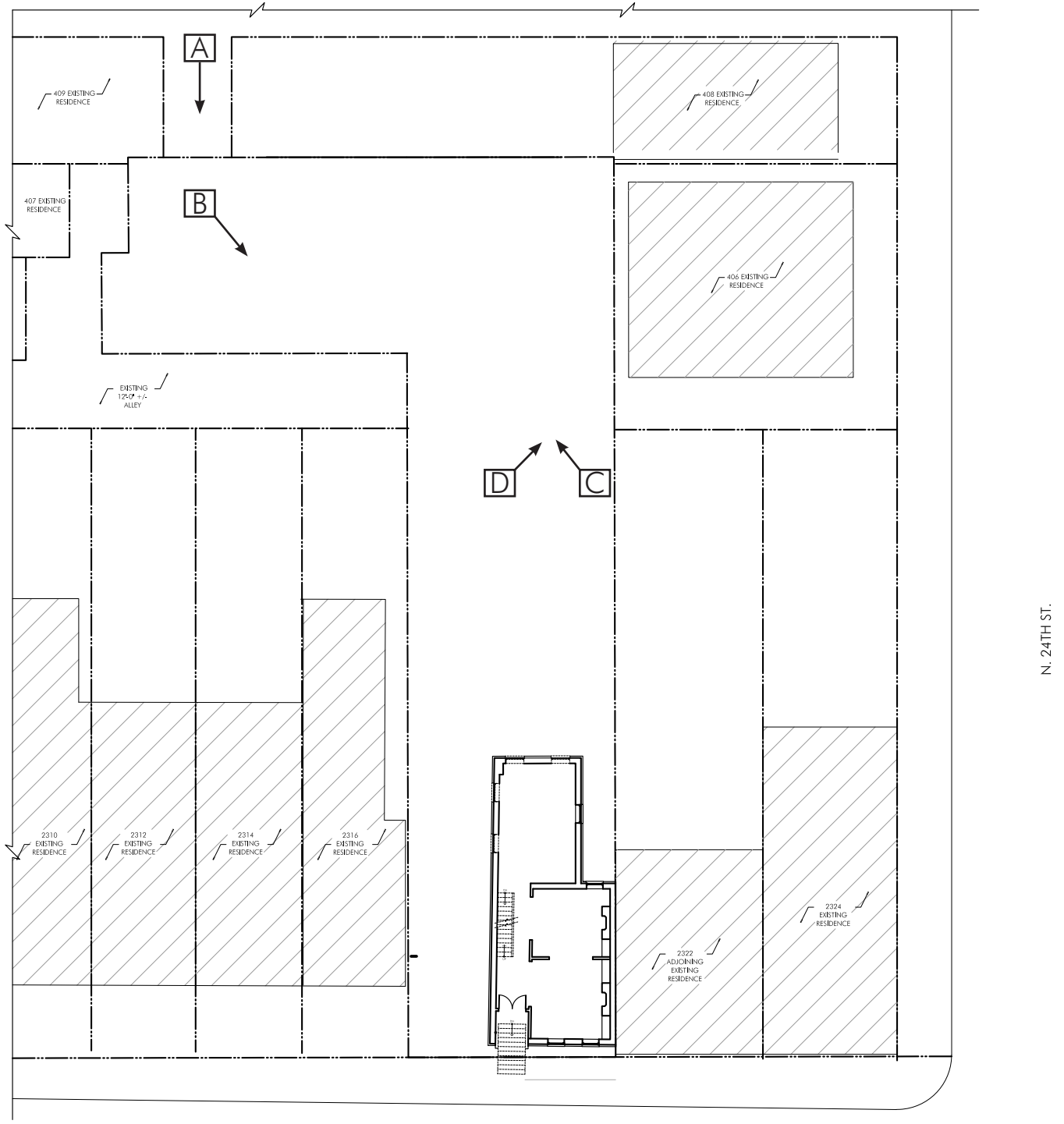
### List of Proposed Windows and Doors Alley Residence E. Marshall St.

First Floor	
8'-0" x 8'-0" D	(2) Front
3'-0" x 8'-0" D	(1) Front
12'-8" x 8'-0" D	(1) West
Second Floor	
8'-0" x 8'-0"	(1) Front
4'-9" x 8'-0"	(1) Front
3'-0" x 8'-0" D	(1) Front
4'-5" x 15'-6"	(1) Front
3'-0" x 15'-6"	(1) Front
12'-8" x 8'-0" D	(1) West
2'-8" x 5'-0"	(1) East
Third Floor	
8'-0" x 9'-0"	(1) Front
4'-9" x 9'-0"	(1) Front
3'-0" x 9'-0"	(1) Front
12'-8" x 8'-0" D	(1) West
3'-8" x 3'-0"	(3) Rear
7'-4" x 3'-0"	(1) Rear
2'-8" x 6'-0"	(1) Rear
2'-8" x 3'-0"	(1) East



# E Marshall St. Residences

2318 & Alley E Marshall Street, Richmond, VA 23223



Site Photograph Key Plan





**E Marshall St. Residences**  
2318 & Alley E Marshall Street, Richmond, VA 23223

Photographs



Front of Site





**E Marshall St. Residences**  
2318 & Alley E Marshall Street, Richmond, VA 23223

Photographs



Rear of Site





**E Marshall St. Residences**  
2318 & Alley E Marshall Street, Richmond, VA 23223

Photographs - Site



A



B





**E Marshall St. Residences**  
2318 & Alley E Marshall Street, Richmond, VA 23223

Photographs - Site



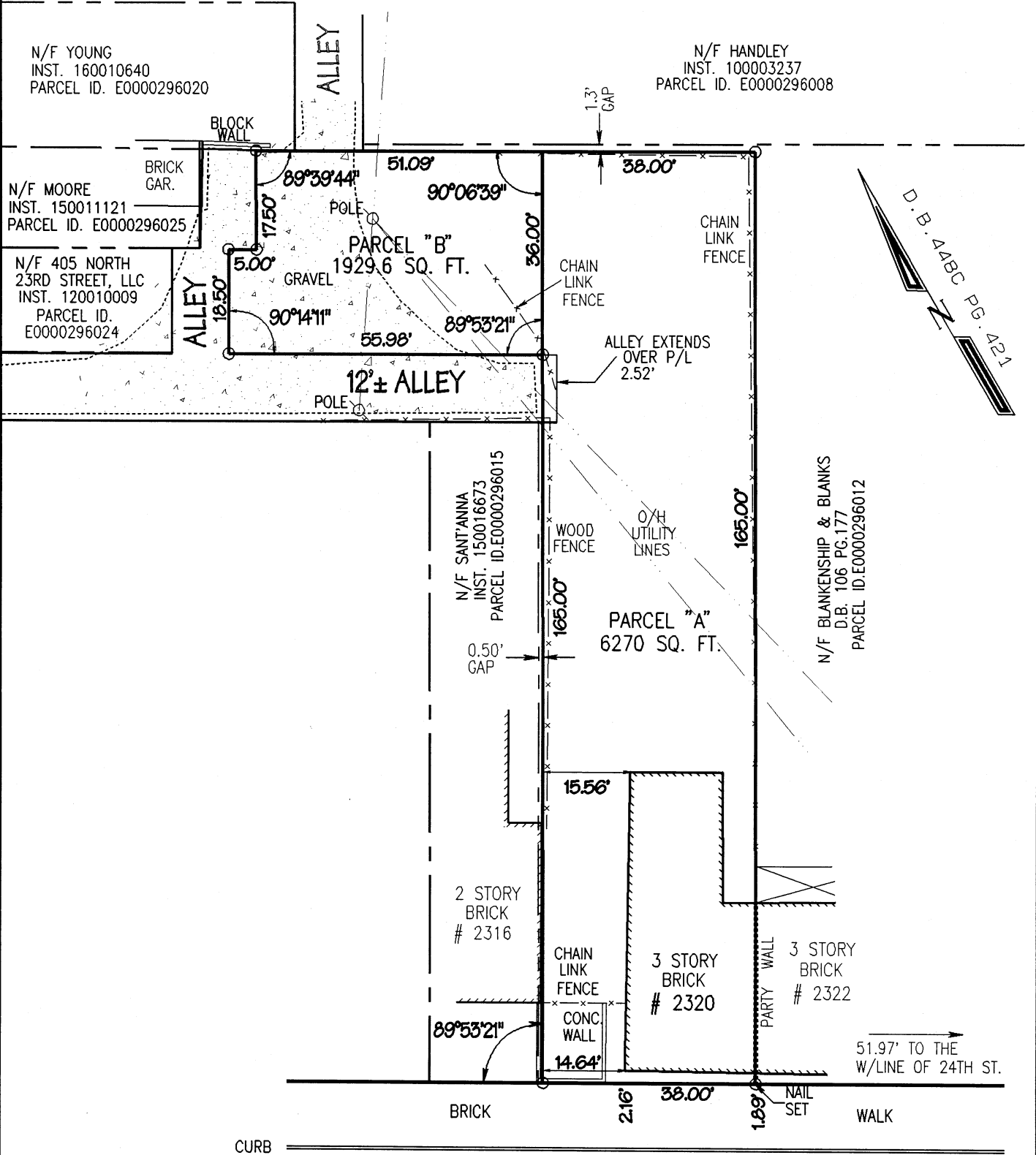
C



D



FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): TUCKAHOE FUNDING, LLC INST. 200003276 PARCEL ID E0000296013



CURB  
**E. MARSHALL STREET**  
 VARIABLE WIDTH R/W

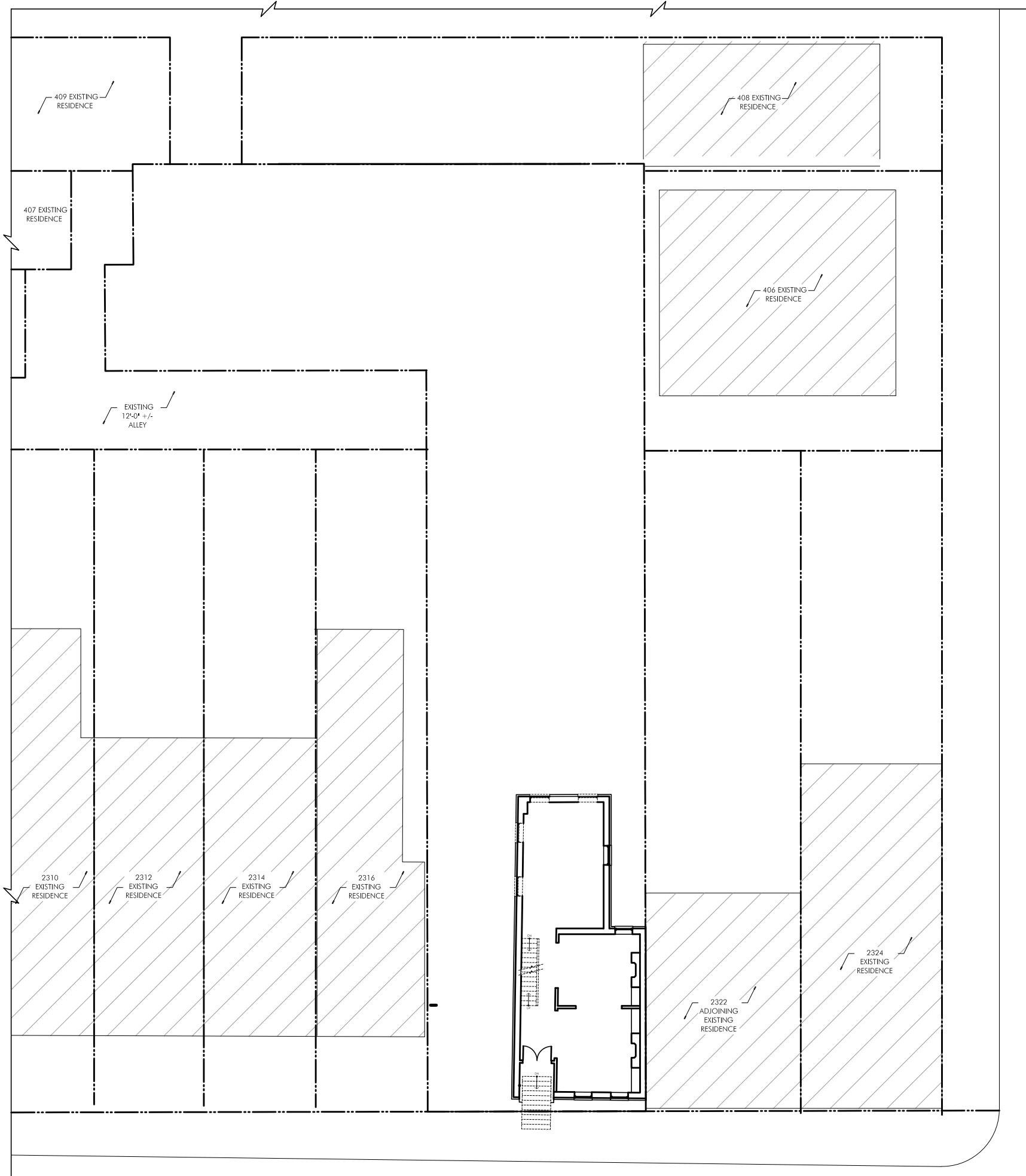
(PHYSICAL SURVEY)  
**SURVEY & PLAT OF # 2320 E. MARSHALL STREET**  
**IN THE CITY OF RICHMOND, VIRGINIA**  
 SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON MARCH 20, 2020, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON & ASSOCIATES, P.C.**  
 LAND SURVEYORS  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 8810-51	



E. MARSHALL ST.

N. 24TH ST.

**LOCATION**

2320 E. MARSHALL ST.  
RICHMOND VA, 23223

**BUILDING DATA**

ZONING  
R-63 RESIDENTIAL MULTI-FAMILY URBAN

**LOT AREA**

2320 E. MARSHALL 8,137 SF

**BUILDING AREA**

2320 E. MARSHALL 3,168 SF EXISTING SINGLE FAMILY RESIDENCE

E. MARSHALL ST.

10.12.2020

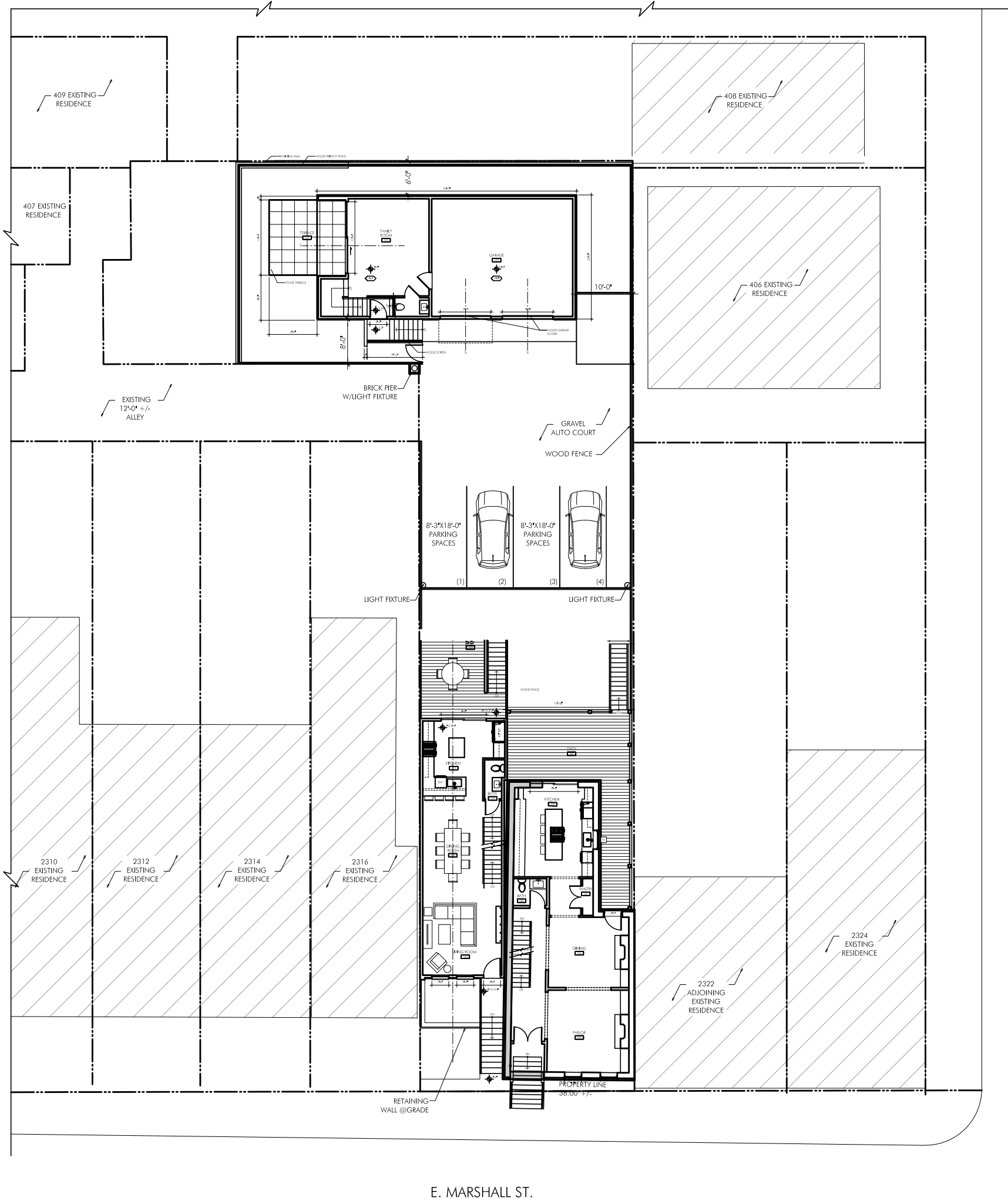
BOB ARCHITECTURE

EXISTING SITE PLAN



1"=20'





**LOCATION**

2318, 2320, & ALLEY E MARSHALL ST.  
RICHMOND VA, 23223

**BUILDING DATA**

ZONING  
R-63 RESIDENTIAL MULTI-FAMILY URBAN

**LOT AREA**

2320 E. MARSHALL 8,137 SF

**BUILDING AREA**

2320 E. MARSHALL 3,168 SF EXISTING SINGLE FAMILY RESIDENCE REHAB  
2318 E. MARSHALL 2,001 SF NEW SINGLE FAMILY ADDITION  
ALLEY RESIDENCE 2,145 SF NEW ALLEY RESIDENCE

E. MARSHALL ST.

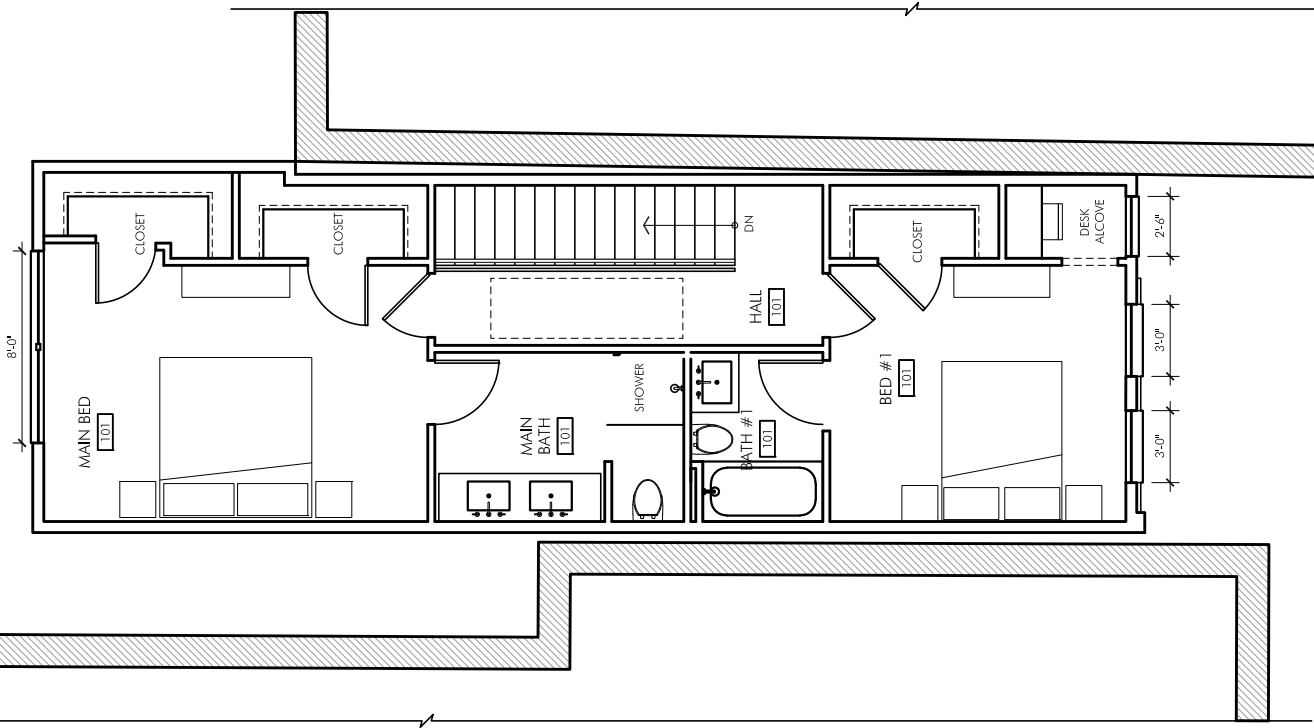
10.12.2020

BOB ARCHITECTURE

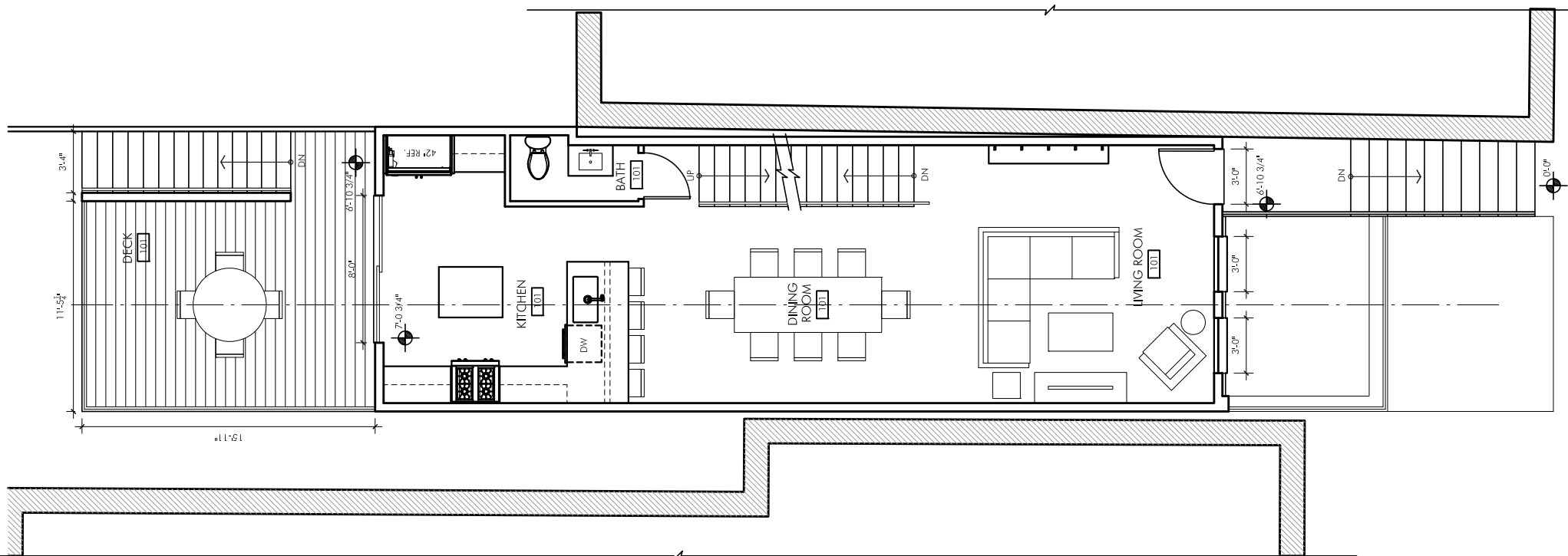
PROPOSED SITE PLAN



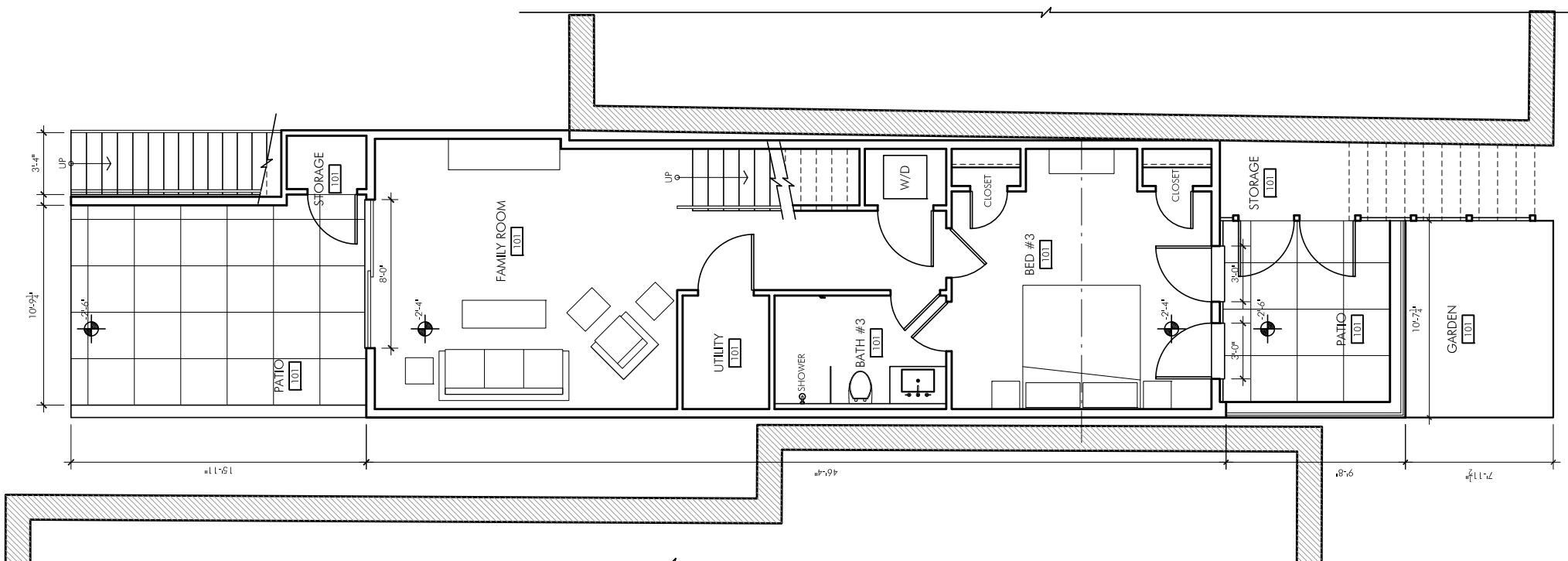
1"=20'



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASMENT FLOOR PLAN

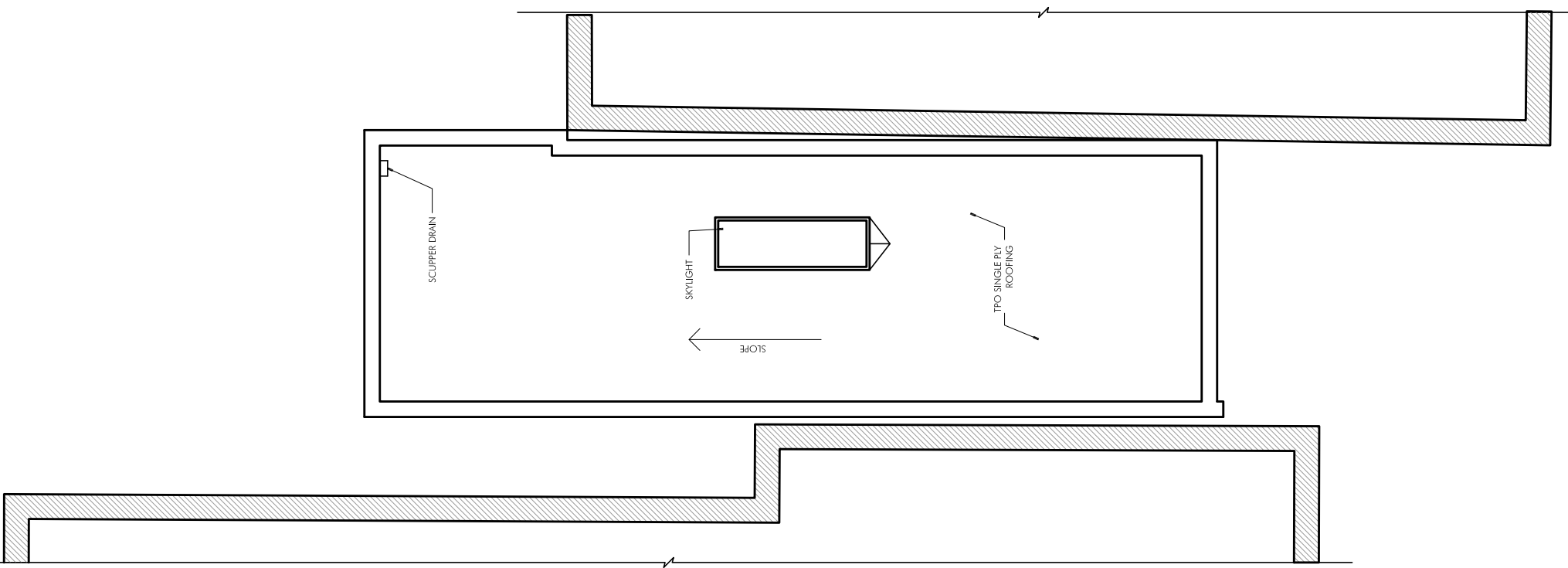
SQUARE FOOTAGE:

BASEMENT FLR -	693 SF
FIRST FLOOR -	654 SF
SECOND FLOOR -	654 SF
TOTAL -	2,001 SF

ADDL. SQUARE FOOTAGES:

DECK -	202 SF
PATIO -	267 SF

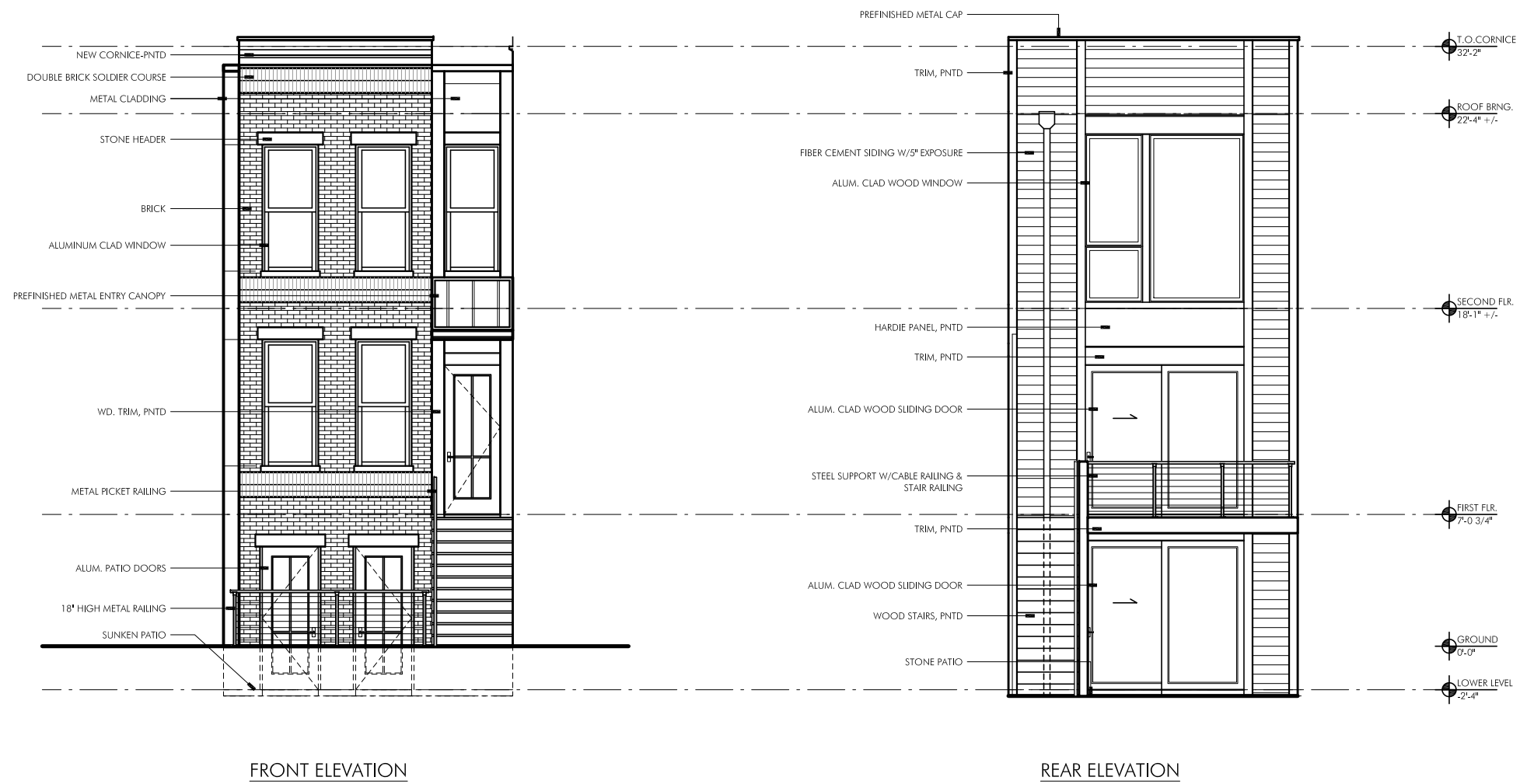
2318 E. MARSHALL ST.



SQUARE FOOTAGE:  
ROOF - 593 SF

2318 E. MARSHALL ST.





2318 E. MARSHALL ST.