



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@porchlightrva.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

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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Legal Plat

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

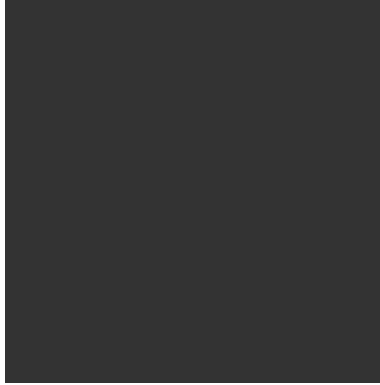
2318 & Alley E Marshall Street, Richmond, VA 23223

4 Standing Seam Metal Roof

Manuf: ATAS or equal



Standing Seam Metal Roof



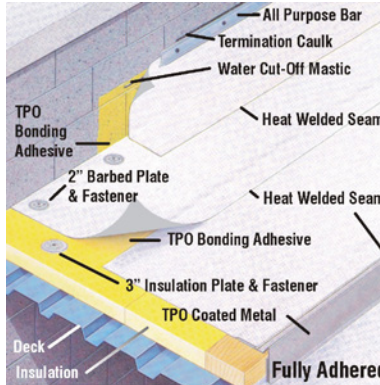
Matte Black Finish

5 Roofing

Manuf: Firestone or equal



TPO Single Ply Roofing
White Finish



6 Gutters & Downspouts



Internal Concealed Drainage
System



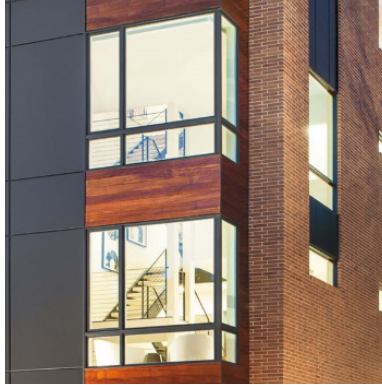


E Marshall St. Residences

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

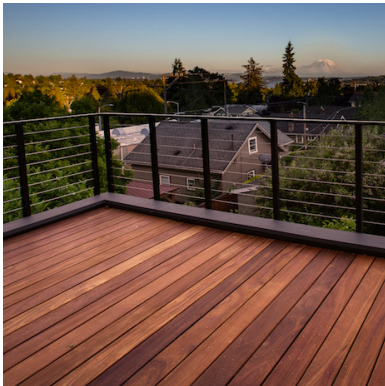


Mystone Basalto Collection 30x30
Color: Sabia



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

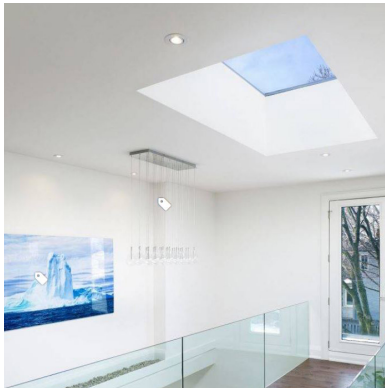
Manuf: Advantage Lumber



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

17 Skylights

Manuf: Velux

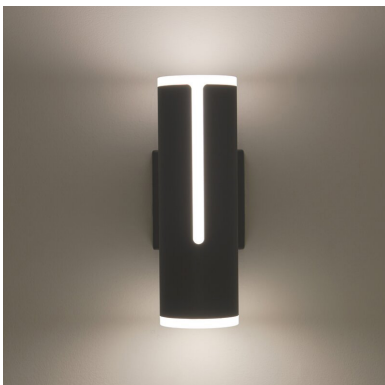


Velux
Flat Roof Fixed Skylight

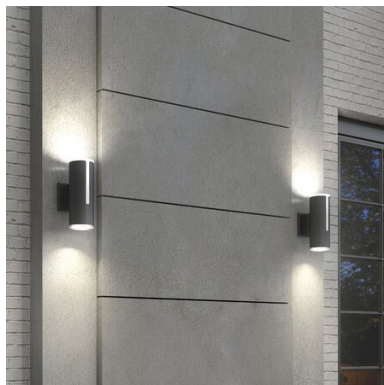


18 Light Fixtures

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

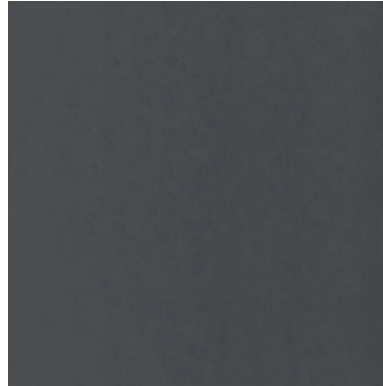
Siding

- James Hardie Aged Pewter



Windows & Doors

- Marvin Gunmetal



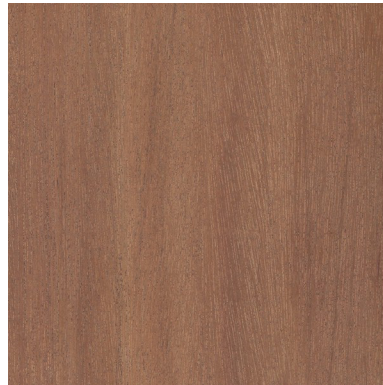
Metal Cladding

- 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

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

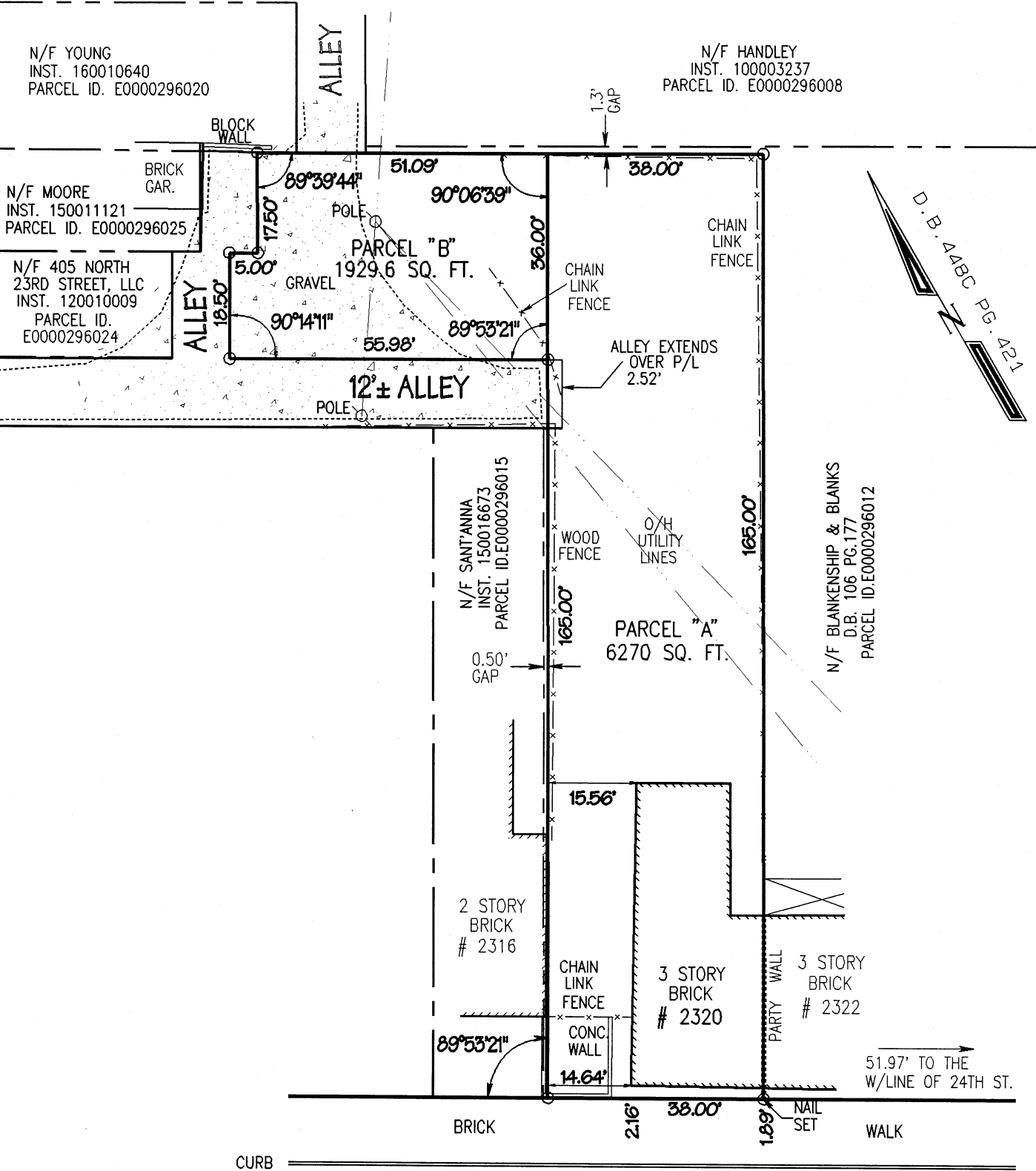


C



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



E. MARSHALL STREET

VARIABLE WIDTH R/W

(PHYSICAL SURVEY)

SURVEY & PLAT OF # 2320 E. MARSHALL STREET
IN THE CITY OF RICHMOND, VIRGINIA

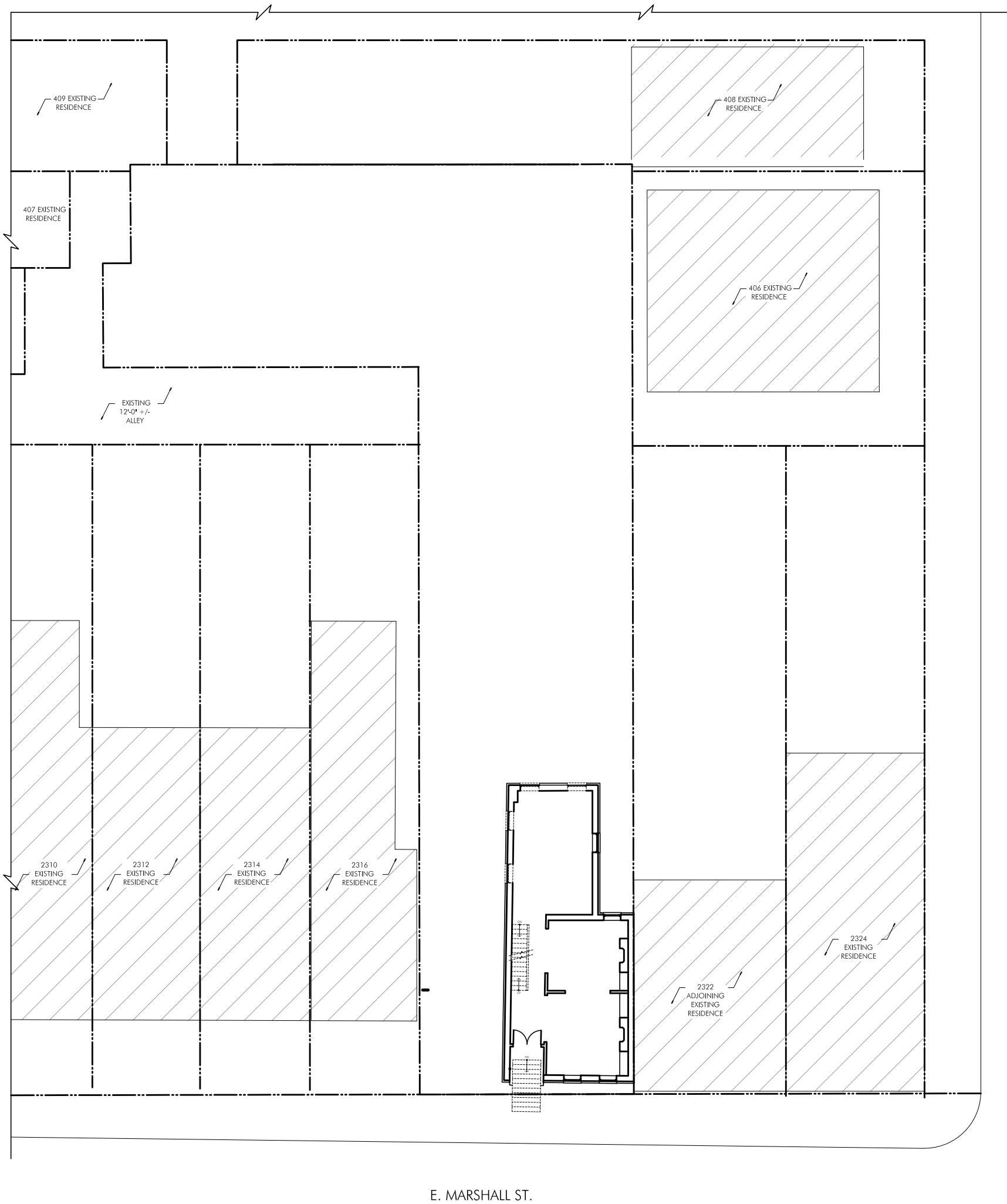
SCALE: 1" = 25'

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	



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.

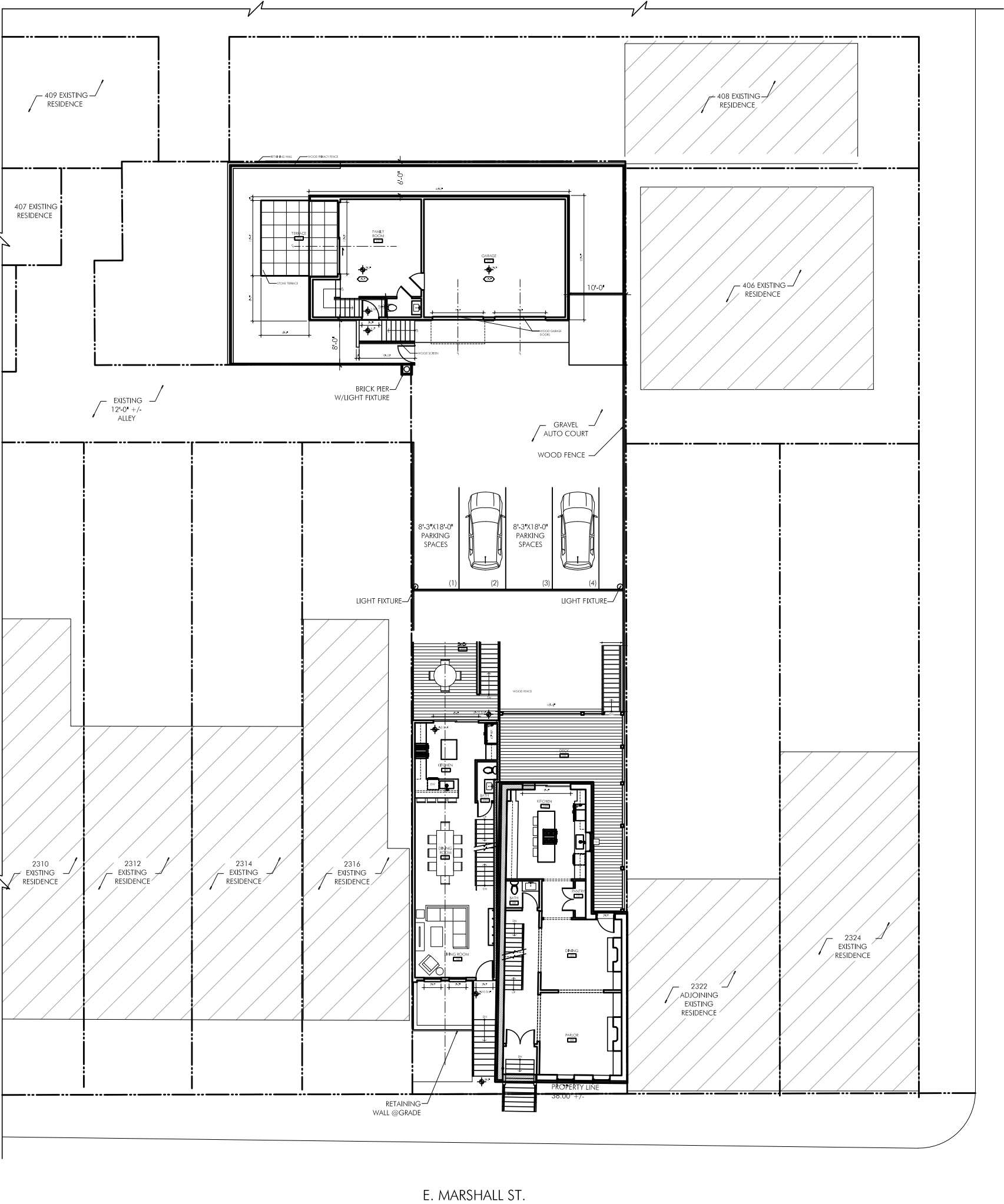
EXISTING SITE PLAN

10.12.2020

BOB ARCHITECTURE



1"=20'



N. 24TH ST.

E. MARSHALL ST.

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.

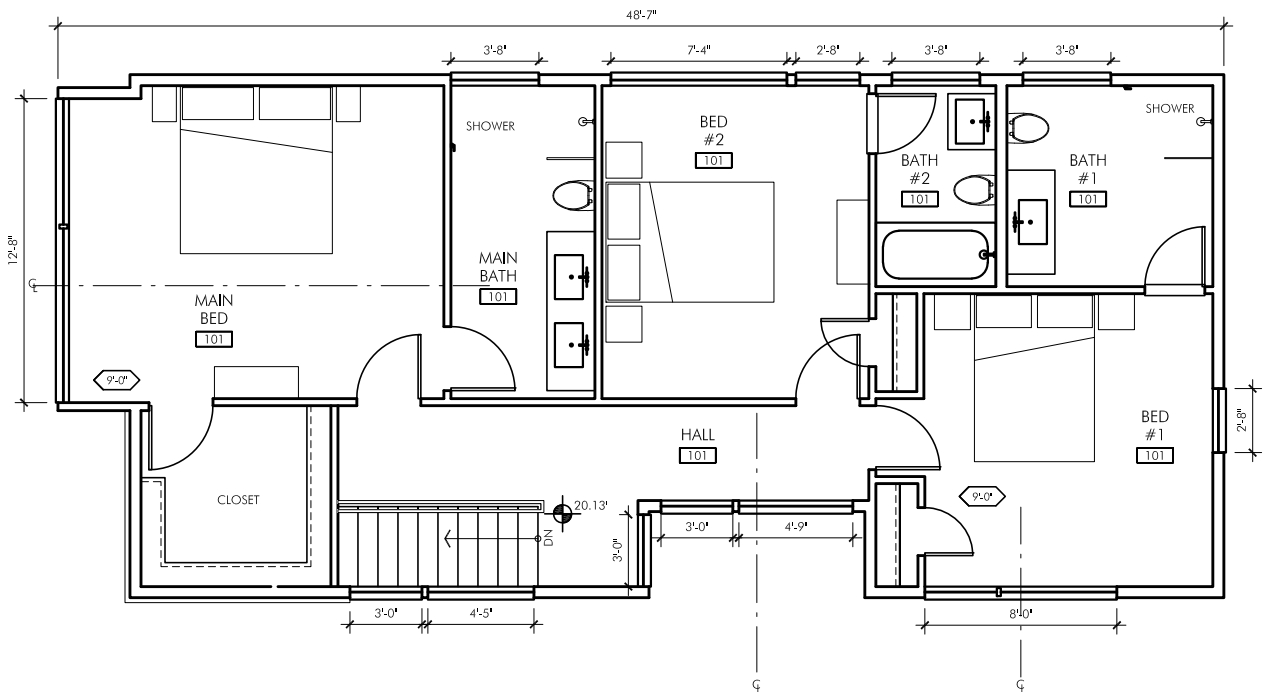
PROPOSED SITE PLAN

10.12.2020

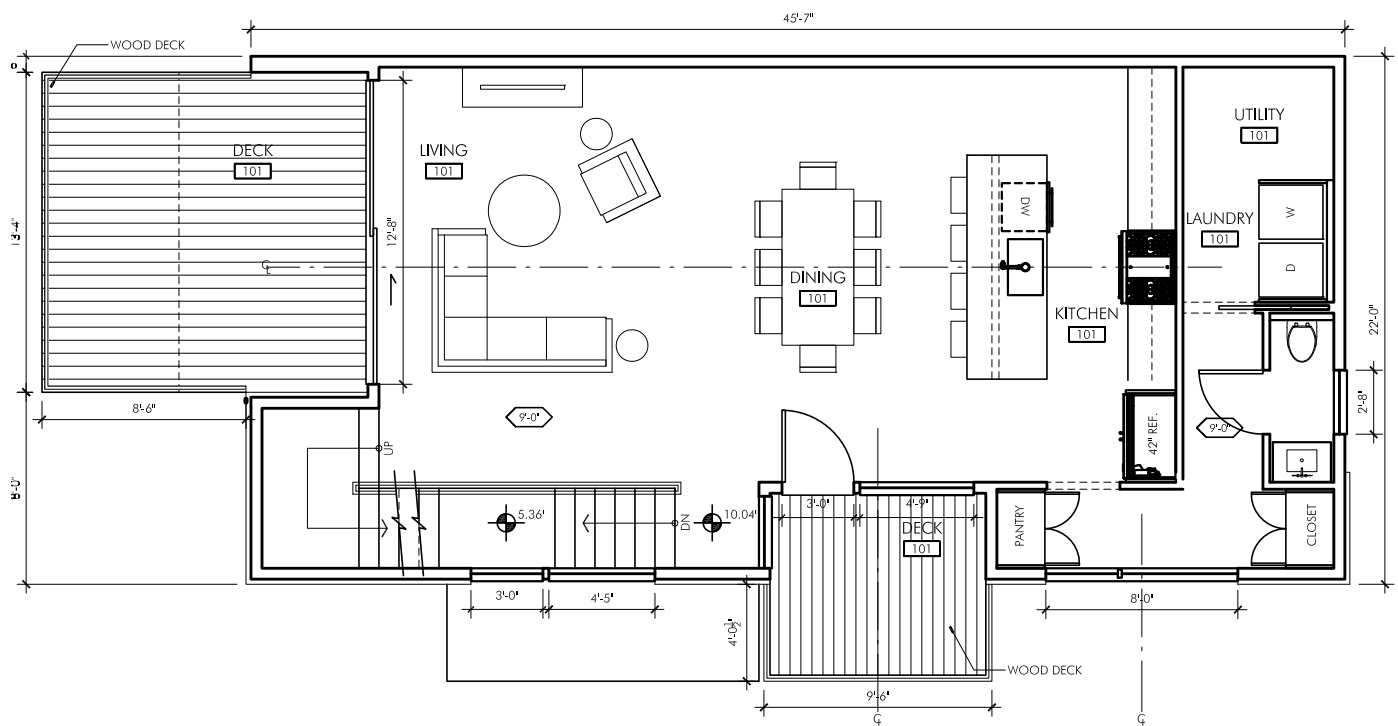
BOB ARCHITECTURE



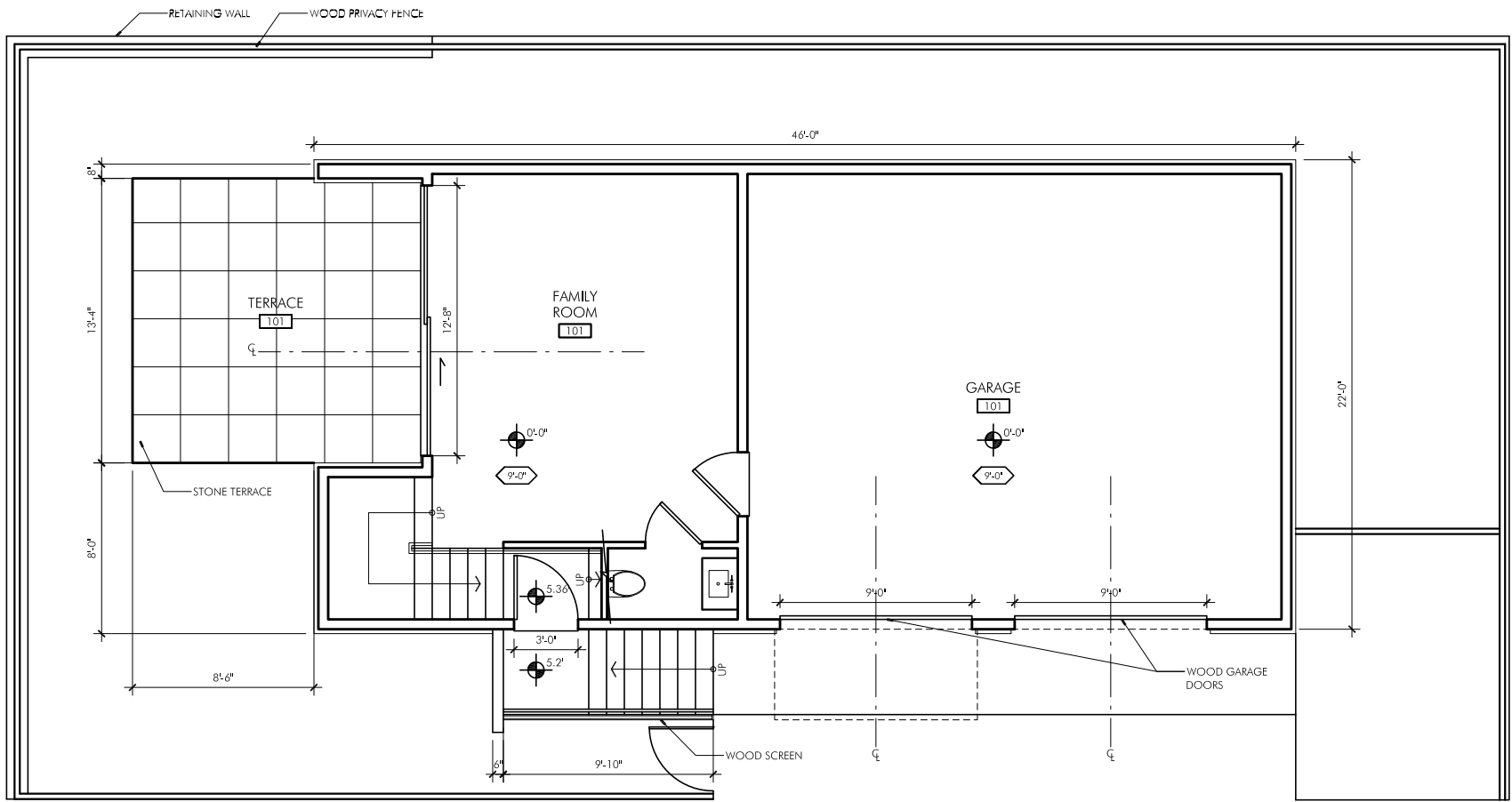
1"=20'



SECOND FLOOR PLAN



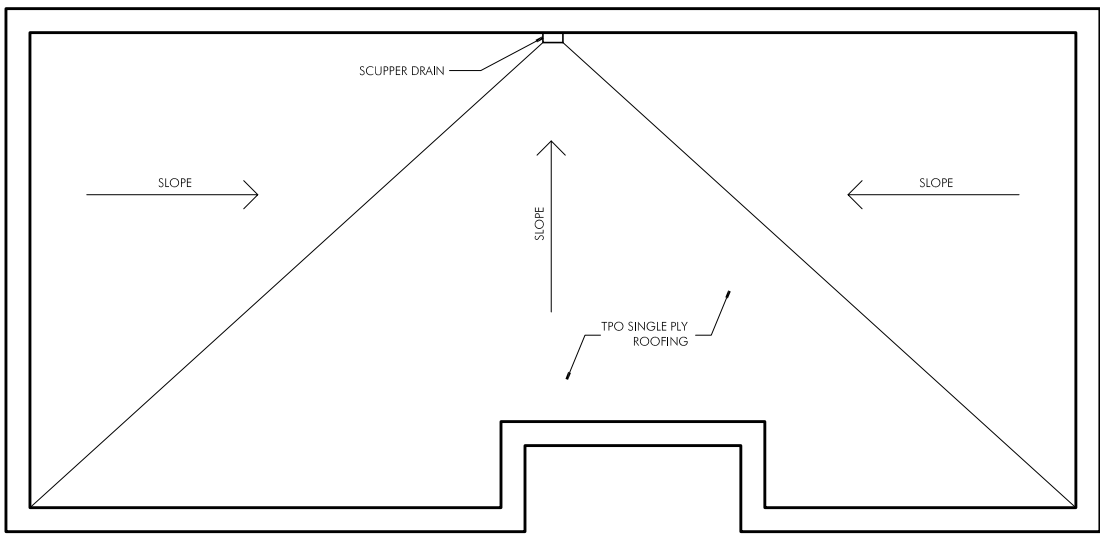
FIRST FLOOR PLAN



GROUND FLOOR PLAN

SQUARE FOOTAGE:	
GROUND FLR -	369 SF
FIRST FLOOR -	805 SF
SECOND FLOOR -	971 SF
TOTAL -	2,145 SF
ADDL. SQUARE FOOTAGES:	
GARAGE -	555 SF
DECKS -	254 SF
TERRACE -	181 SF

ALLEY RESIDENCE



SQUARE FOOTAGE:
ROOF - 823 SF

ALLEY RESIDENCE

