



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 3118 E. BROAD ST.
 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 Patrick + Beth Ludden
 Company _____
 Mailing Address 3118 E. Broad St
Richmond, VA 23223
 Phone 804-380-5647
 Email luddenbeth@gmail.com
 Signature Beth Ludden
 Date 11/21/17

APPLICANT (if other than owner)

Name SHANNON KIRSCH / ALAN BICOMONG
 Company LANE HOMES and KIMODELING
 Mailing Address 12536 PATTERSON AVE.
RICHMOND, VA 23238
 Phone 804-784-0012
 Email shannon@lanebuilt.com / alan@lanebuilt.com
 Signature [Signature]
 Date NOV 21, 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.

ECE VED

(Space below for staff use only)

NOV 21 2017

Application received:

Date/Time _____

Complete Yes No

By _____

COA-027039-2017

Created 7/2016

C. E. Duncan & Associates, Inc.

2609 Rocky Oak Road
Powhatan, Virginia 23139
(804) 598-8240 Fax (804) 598-9240

November 10, 2017

Lane Homes and Remodeling
12536 Patterson Avenue
Richmond, Va. 23238

RE: 3118 East Broad Street

Dear Sir,

You asked our office to evaluate a brick wall at the above referenced location. You are building a new garage. There is a concern whether the existing brick wall can be used as a structural element of the new garage. The wall is built of structural brick and is in poor shape. The wall does not look structurally adequate to support any additional load. The bricks are spalling and the mortar is deteriorating. It is our opinion that the wall should be demolished rather than used as a structural element. The wall is not structurally sound and cannot support any load.

Sincerely,



Carl E. Duncan, P.E., L.S.



11/16/2017

IMG_7526.JPG



11/16/2017

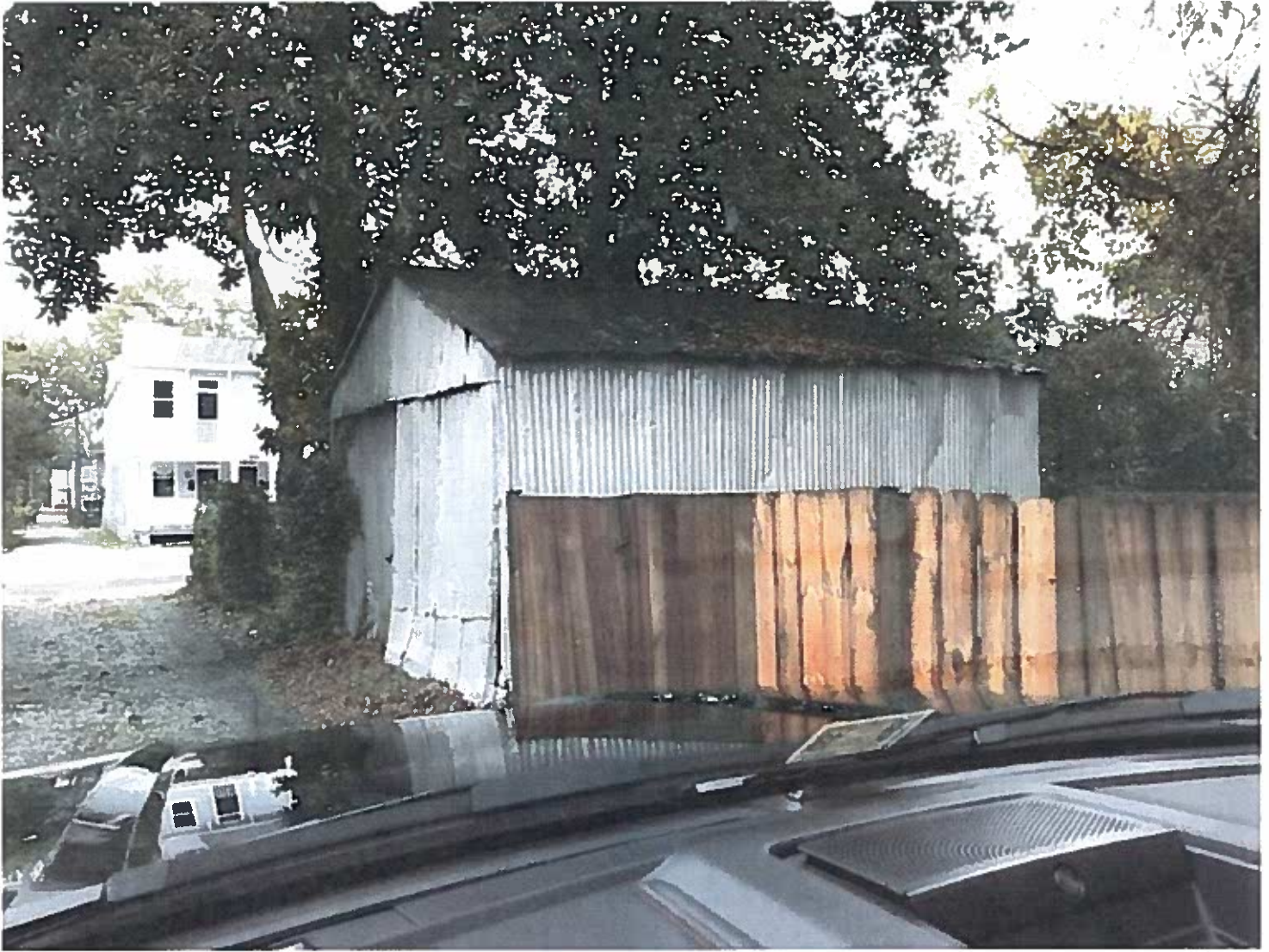
IMG_7527.JPG

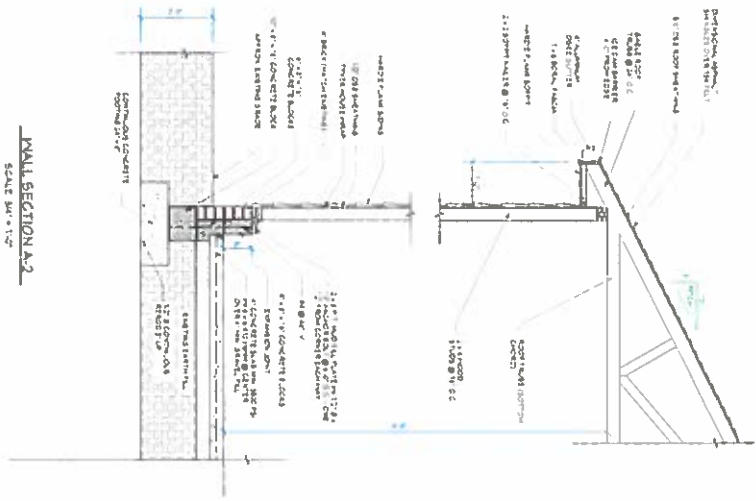


11/16/2017

IMG_7528.JPG



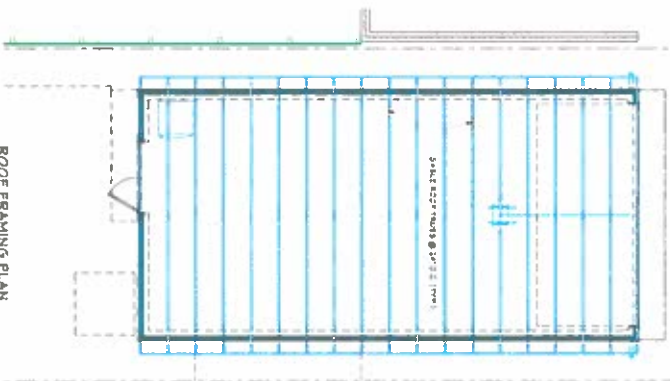




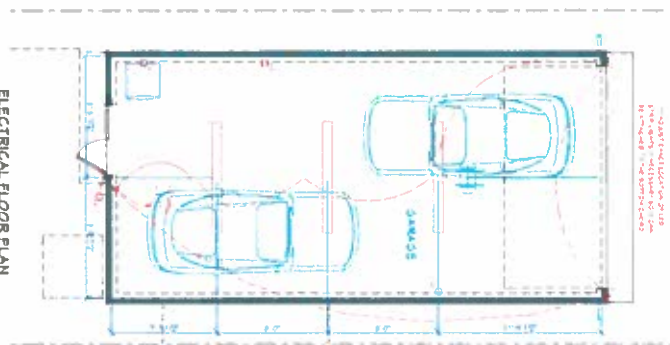
WALL SECTION A-2
SCALE 3/4" = 1'-0"



WALL SECTION A-2
SCALE 3/4" = 1'-0"



ROOF FRAMING PLAN
SCALE 3/4" = 1'-0"



ELECTRICAL FLOOR PLAN
SCALE 3/4" = 1'-0"

SYMBOL	DESCRIPTION	NOTES
1	1/2\"/>	
2	1/2\"/>	
3	1/2\"/>	
4	1/2\"/>	
5	1/2\"/>	
6	1/2\"/>	
7	1/2\"/>	
8	1/2\"/>	
9	1/2\"/>	
10	1/2\"/>	
11	1/2\"/>	
12	1/2\"/>	
13	1/2\"/>	
14	1/2\"/>	
15	1/2\"/>	
16	1/2\"/>	
17	1/2\"/>	
18	1/2\"/>	
19	1/2\"/>	
20	1/2\"/>	
21	1/2\"/>	
22	1/2\"/>	
23	1/2\"/>	
24	1/2\"/>	
25	1/2\"/>	
26	1/2\"/>	
27	1/2\"/>	
28	1/2\"/>	
29	1/2\"/>	
30	1/2\"/>	
31	1/2\"/>	
32	1/2\"/>	
33	1/2\"/>	
34	1/2\"/>	
35	1/2\"/>	
36	1/2\"/>	
37	1/2\"/>	
38	1/2\"/>	
39	1/2\"/>	
40	1/2\"/>	
41	1/2\"/>	
42	1/2\"/>	
43	1/2\"/>	
44	1/2\"/>	
45	1/2\"/>	
46	1/2\"/>	
47	1/2\"/>	
48	1/2\"/>	
49	1/2\"/>	
50	1/2\"/>	
51	1/2\"/>	
52	1/2\"/>	
53	1/2\"/>	
54	1/2\"/>	
55	1/2\"/>	
56	1/2\"/>	
57	1/2\"/>	
58	1/2\"/>	
59	1/2\"/>	
60	1/2\"/>	
61	1/2\"/>	
62	1/2\"/>	
63	1/2\"/>	
64	1/2\"/>	
65	1/2\"/>	
66	1/2\"/>	
67	1/2\"/>	
68	1/2\"/>	
69	1/2\"/>	
70	1/2\"/>	
71	1/2\"/>	
72	1/2\"/>	
73	1/2\"/>	
74	1/2\"/>	
75	1/2\"/>	
76	1/2\"/>	
77	1/2\"/>	
78	1/2\"/>	
79	1/2\"/>	
80	1/2\"/>	
81	1/2\"/>	
82	1/2\"/>	
83	1/2\"/>	
84	1/2\"/>	
85	1/2\"/>	
86	1/2\"/>	
87	1/2\"/>	
88	1/2\"/>	
89	1/2\"/>	
90	1/2\"/>	
91	1/2\"/>	
92	1/2\"/>	
93	1/2\"/>	
94	1/2\"/>	
95	1/2\"/>	
96	1/2\"/>	
97	1/2\"/>	
98	1/2\"/>	
99	1/2\"/>	
100	1/2\"/>	

DATE	11/2/17
PROJECT	17L036
CLIENT	RICK AND BETH LUDDEN
ADDRESS	3113 E BROAD STREET, RICHMOND, VA 23229
PROJECT TYPE	REMODELING
DESIGNER	LANE HOMES REMODELING
SCALE	3/4" = 1'-0"

DATE	11/2/17
PROJECT	17L036
CLIENT	RICK AND BETH LUDDEN
ADDRESS	3113 E BROAD STREET, RICHMOND, VA 23229
PROJECT TYPE	REMODELING
DESIGNER	LANE HOMES REMODELING
SCALE	3/4" = 1'-0"

DATE	11/2/17
PROJECT	17L036
CLIENT	RICK AND BETH LUDDEN
ADDRESS	3113 E BROAD STREET, RICHMOND, VA 23229
PROJECT TYPE	REMODELING
DESIGNER	LANE HOMES REMODELING
SCALE	3/4" = 1'-0"

DATE	11/2/17
PROJECT	17L036
CLIENT	RICK AND BETH LUDDEN
ADDRESS	3113 E BROAD STREET, RICHMOND, VA 23229
PROJECT TYPE	REMODELING
DESIGNER	LANE HOMES REMODELING
SCALE	3/4" = 1'-0"

JOB#: 17L036

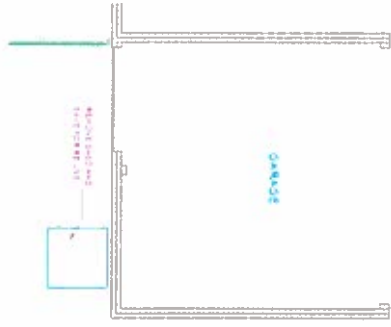
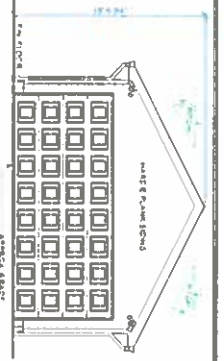
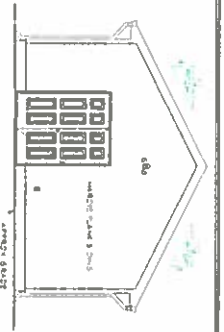
LANE HOMES
REMODELING

RICK AND BETH LUDDEN
3113 E BROAD STREET
RICHMOND, VA 23229

GARAGE

LANE HOMES
REMODELING

DATE 11/2/17



DATE: 11/11/17	PROJECT: GARAGE
DRAWN BY: J. BROWN	CHECKED BY: J. BROWN
SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"
PROJECT NO: 17L030	CLIENT: RICK AND BETH LUDDEN

DATE: 11/11/17	JOB: 17L030	CLIENT: RICK AND BETH LUDDEN	APPROVAL: PATRICK AND BETH LUDDEN
DRAWING NO: 3013	DATE: 11/11/17	PROJECT NO: 17L030	PROJECT: GARAGE

APPROVAL: PATRICK AND BETH LUDDEN
GARAGE

DATE: 11/11/17
PROJECT: GARAGE

ONE HOMES
REMODELING

3

JOB#: 17L030

ONE HOMES & REMODELING

RICK AND BETH LUDDEN
3110 E BROAD STREET
RICHMOND, VA 23229

GARAGE

ONE HOMES & REMODELING

DATE: 11/2/17



01/19/2017