



Property (location of work)

Property Address: 3110 E Broad Current Zoning: R6
Historic District: Church Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

[Redacted Project Description]

Applicant/Contact Person: Michael Rosenthal Mix (owner)

Company: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: (____) _____
Email: _____
Billing Contact? [dropdown] Applicant Type (owner, architect, etc.): [dropdown]

Property Owner: Michael Rosenthal Mix

If Business Entity, name and title of authorized signee: _____
Mailing Address: 3110 E Broad
City: Richmond State: va Zip Code: 23223
Telephone: (na) _____
Email: _____
Billing Contact? [dropdown]

****Owner must sign at the bottom of this page****

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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature: [Signature] Date: 3/26

3110 East Broad Street

CAR Application Plans

Owner

Michael Rosenthal Mix
3110 East Broad Street
Richmond, VA, 23223

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID E0000731020
Zoning R-6
Use Residential
Setbacks Front Yard = 15 feet
Side Yard = 5 feet
Rear Yard = 5 feet
Lot Coverage < 55%

Scope of Work

Scope of work will generally consist of the renovation of an existing carriage house in accordance with these plans and the Virginia Residential Code, 2018.

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CAR 8	South Elevations

Print plans at 11" x 17", Tabloid

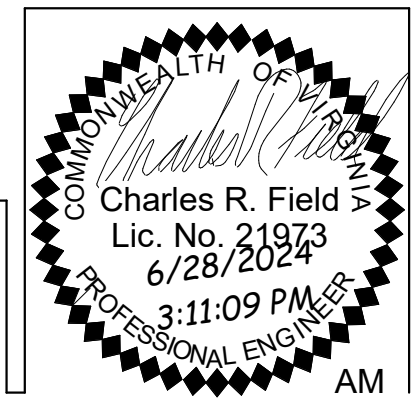
Rev.	Date	Description

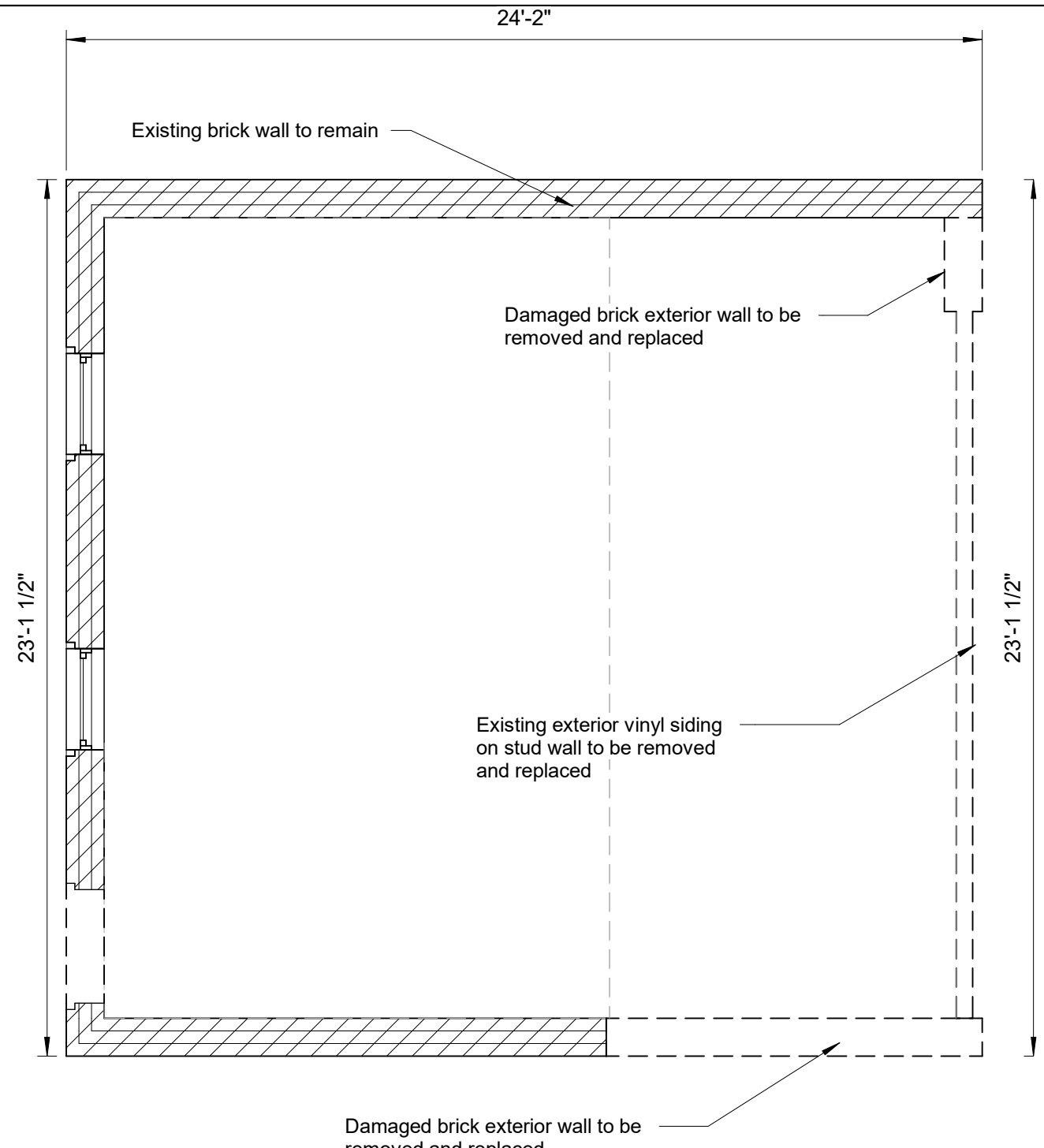
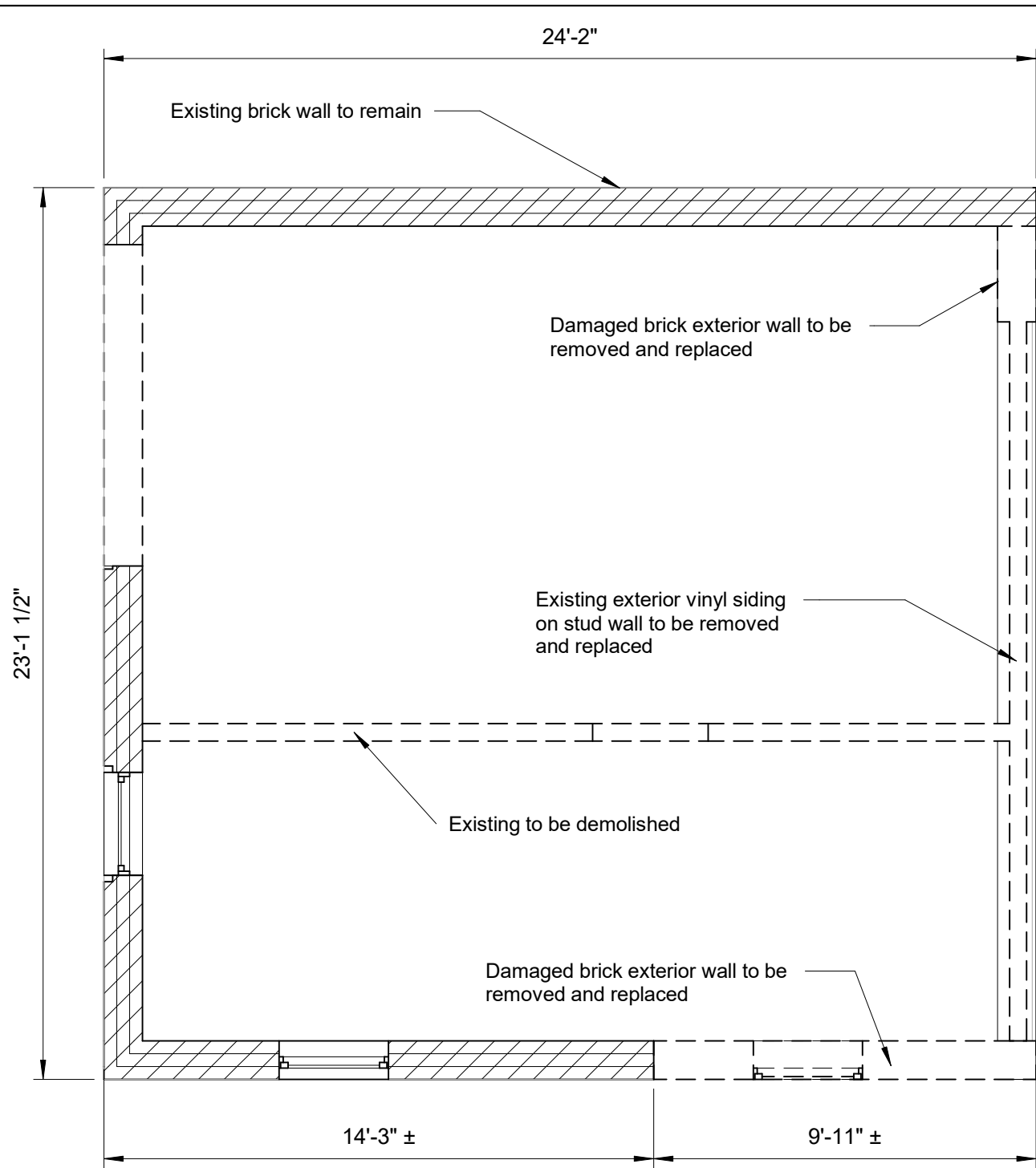
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417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

CAR Cover Sheet
3110 E Broad St Carriage House Renovation
Mixed Designs

June 28, 2024

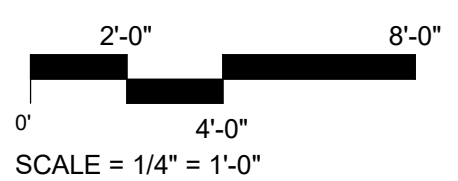
CAR 1





1 1st Floor - Existing
1/4" = 1'-0"

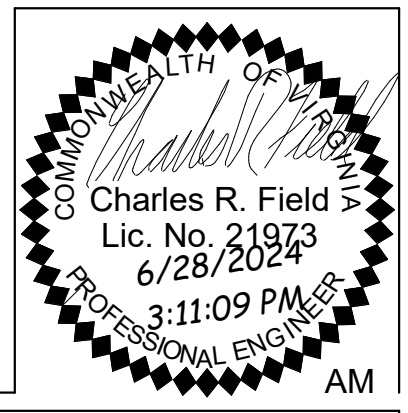
1 2nd Floor - Existing
1/4" = 1'-0"



Rev.	Date	Description

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First Floor Plans
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Mixed Designs
 June 28, 2024



CAR 2

Print plans at 11" x 17", Tabloid

Damaged brick parapet walls to be removed

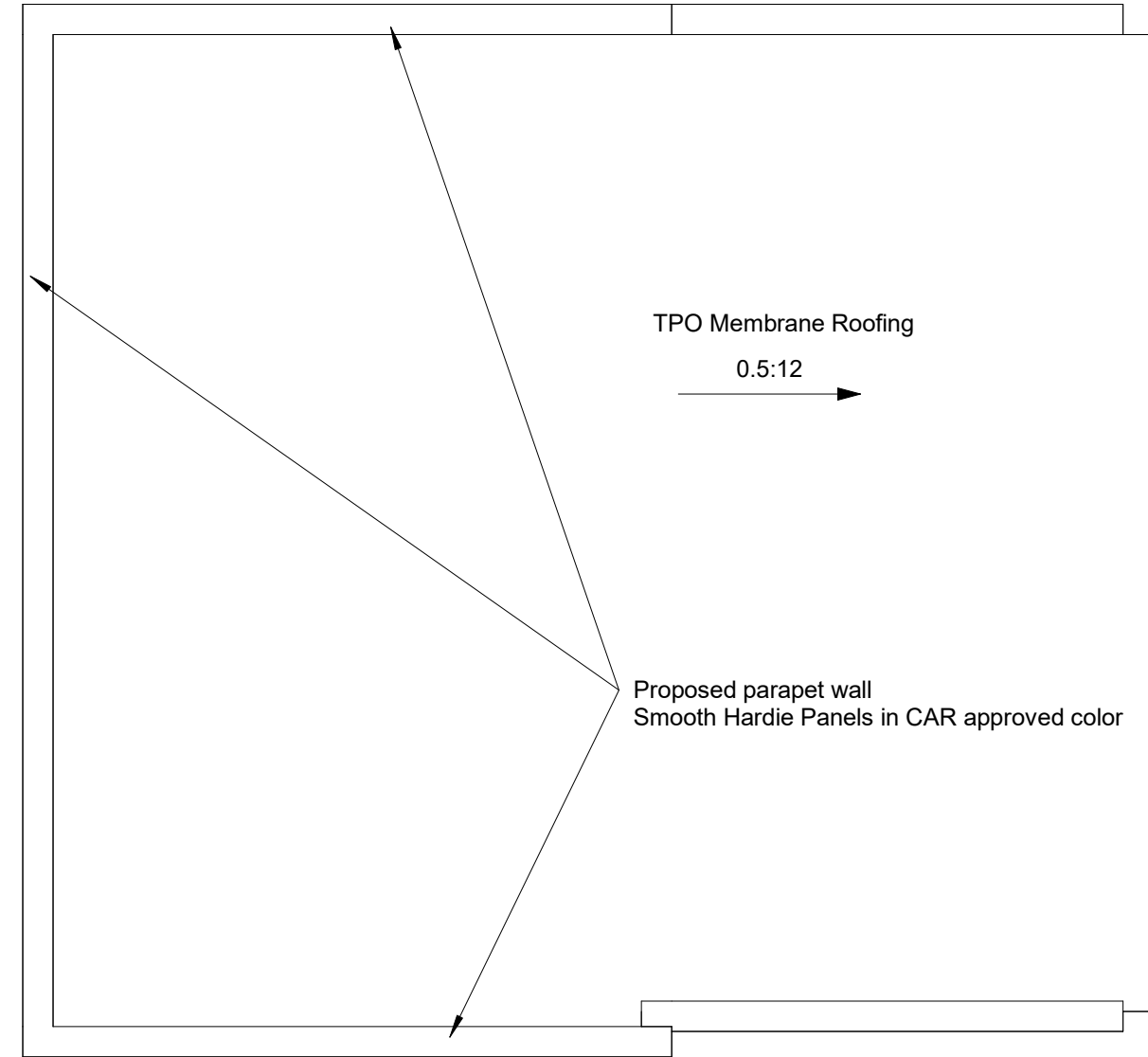


Damaged roof to be replaced

1 Roof - Existing
1/4" = 1'-0"

TPO Membrane Roofing

0.5:12



Proposed parapet wall
Smooth Hardie Panels in CAR approved color

2 Roof - Proposed
1/4" = 1'-0"

Print plans at 11" x 17", Tabloid

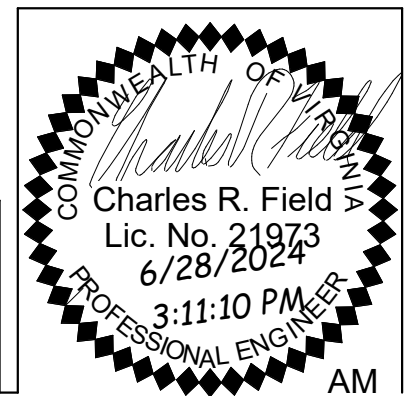
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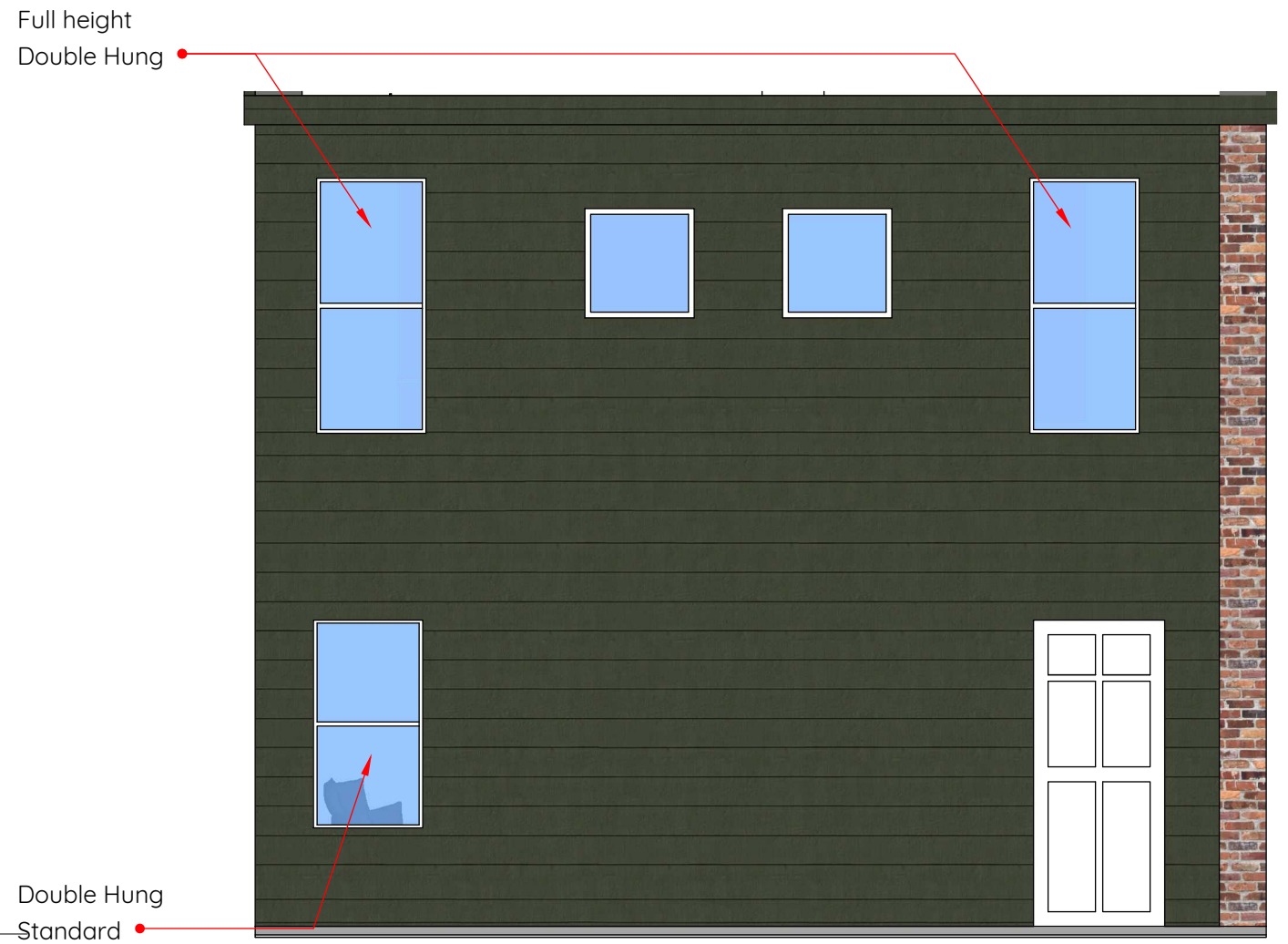
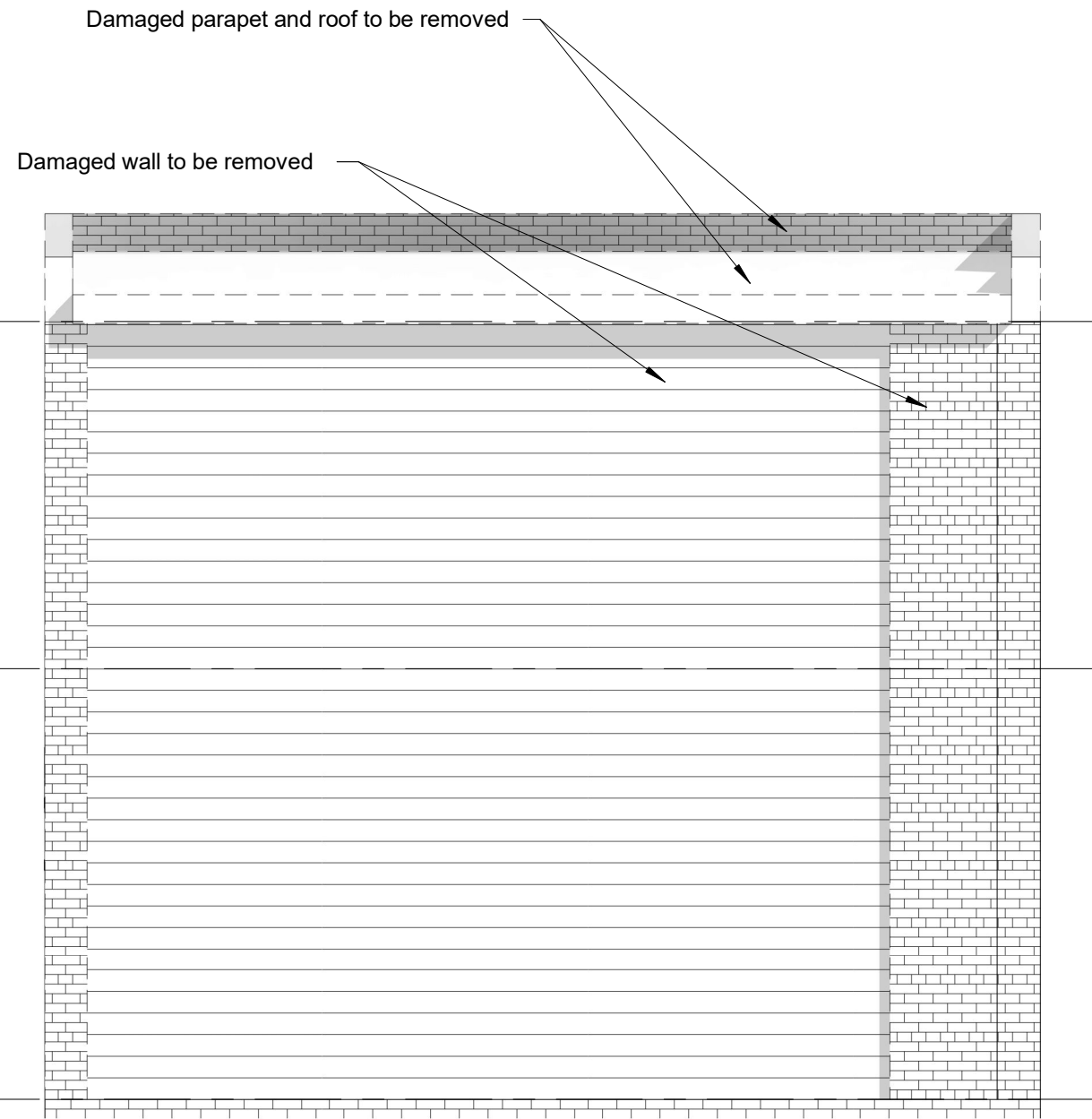
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Roof Plan
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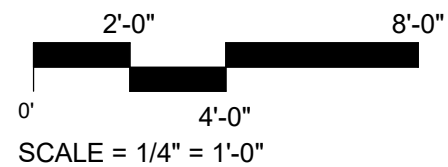
CAR 4





1 Existing Alley Wall Elevation
1/4" = 1'-0"

2 Proposed Alley Wall Elevation - **REVISED**
1/4" = 1'-0"



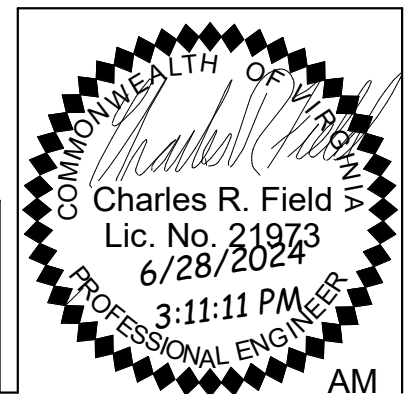
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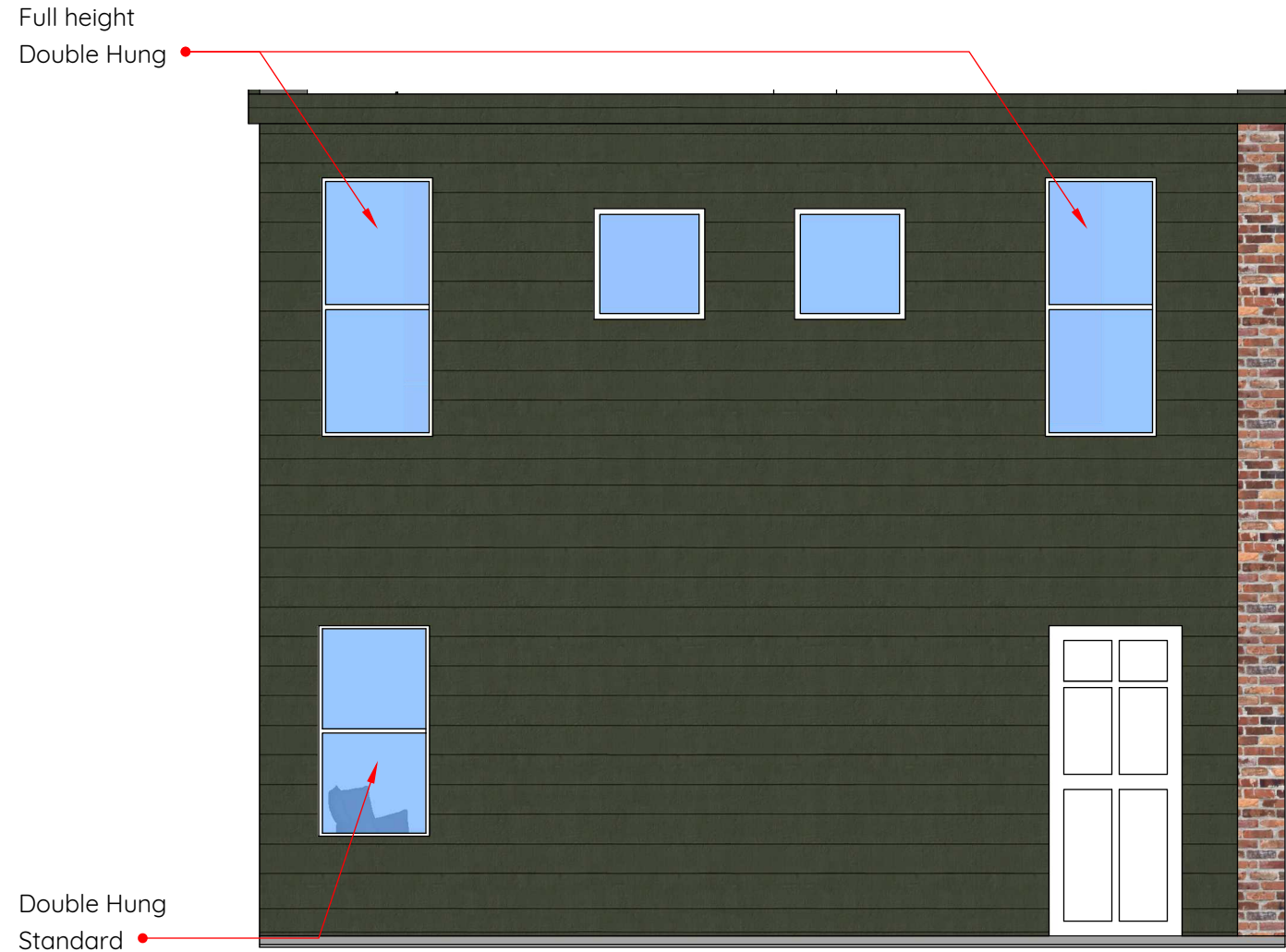
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North Elevations
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CAR 5





Referencing the CAR staff report:

This structure is a secondary outbuilding, built after the main house & in a different style. It is not intrinsically of any historic merit; nor is it a major presence on a main street scape. As such it should be reviewed leniently. The staff report allowed that siding would be an appropriate material substitute for brick. I have continued to specify siding as brick would make the cost of the repair unaffordable. The commission's concerns regarding fenestration are unfounded. The top courses of brick are in much worse shape than the rest of the building, and a wandering line of repair would be more disruptive than a single line and transition in material. Other brick outbuildings in Church Hill have a similar mix of modern materials at the roof line, this one would not be out of place. As the roof slopes back towards the alley, there would be nothing more than a gutter at the rear in extant cases.

In regards to the window & door placement, I have replaced the casement windows with full height windows per the commissions request. As for the placement of the second story windows, they visually align with the precedent image provided in the staff report. I have reduced the three bay transom with two 30" windows that I feel help balance the façade.



Figure 3: Historic photograph of the carriage house

Compare the alignment of the windows on the second floor in the reference image to the design.



Figure 1: Sanborn Map, 1905

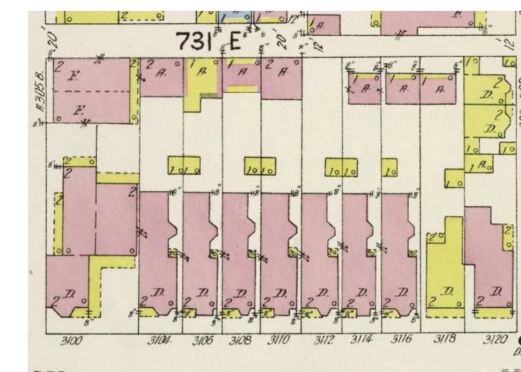


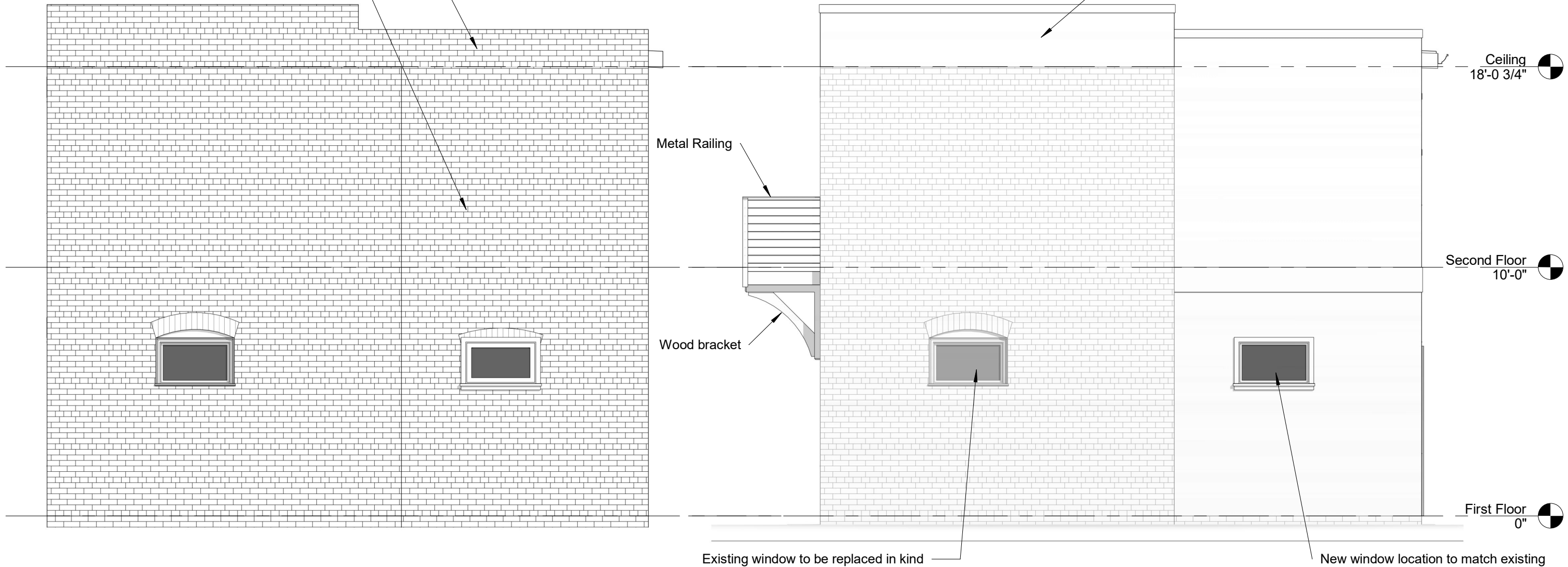
Figure 2: Sanborn Map, 1925

The alley scape has changed over time, and none of the outbuildings are architecturally relevant to the main houses.

Damaged Parapit to be removed and replaced with smooth Hardie Panel

Damaged wall to be removed and replaced with smooth Hardie Panel

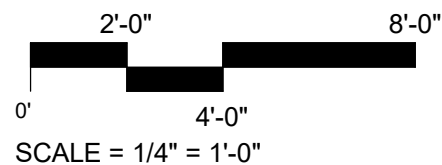
Smooth Hardie Panel in CAR approved color



1 Existing West
1/4" = 1'-0"

2 Proposed West
1/4" = 1'-0"

Print plans at 11" x 17", Tabloid



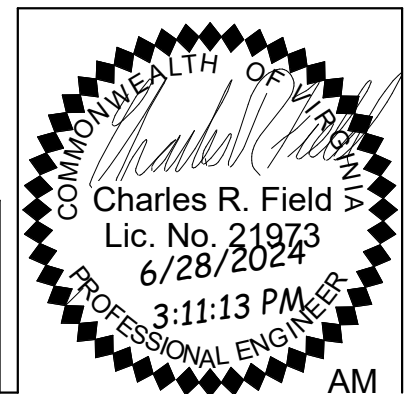
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West Elevations
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CAR 6



Damaged brick parapet to be removed

Smooth Hardie Panel in CAR approved color

Existing brick wall to remain

Existing brick wall to remain

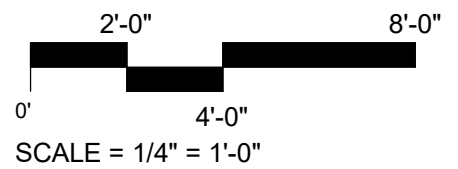
Ceiling
18'-0 3/4"

Second Floor
10'-0"

First Floor
0"

1 Existing East
1/4" = 1'-0"

2 Proposed East
1/4" = 1'-0"



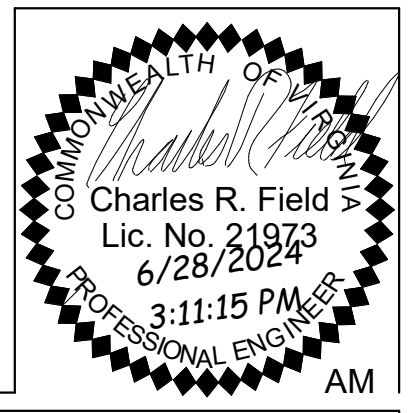
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East Elevations
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CAR 7

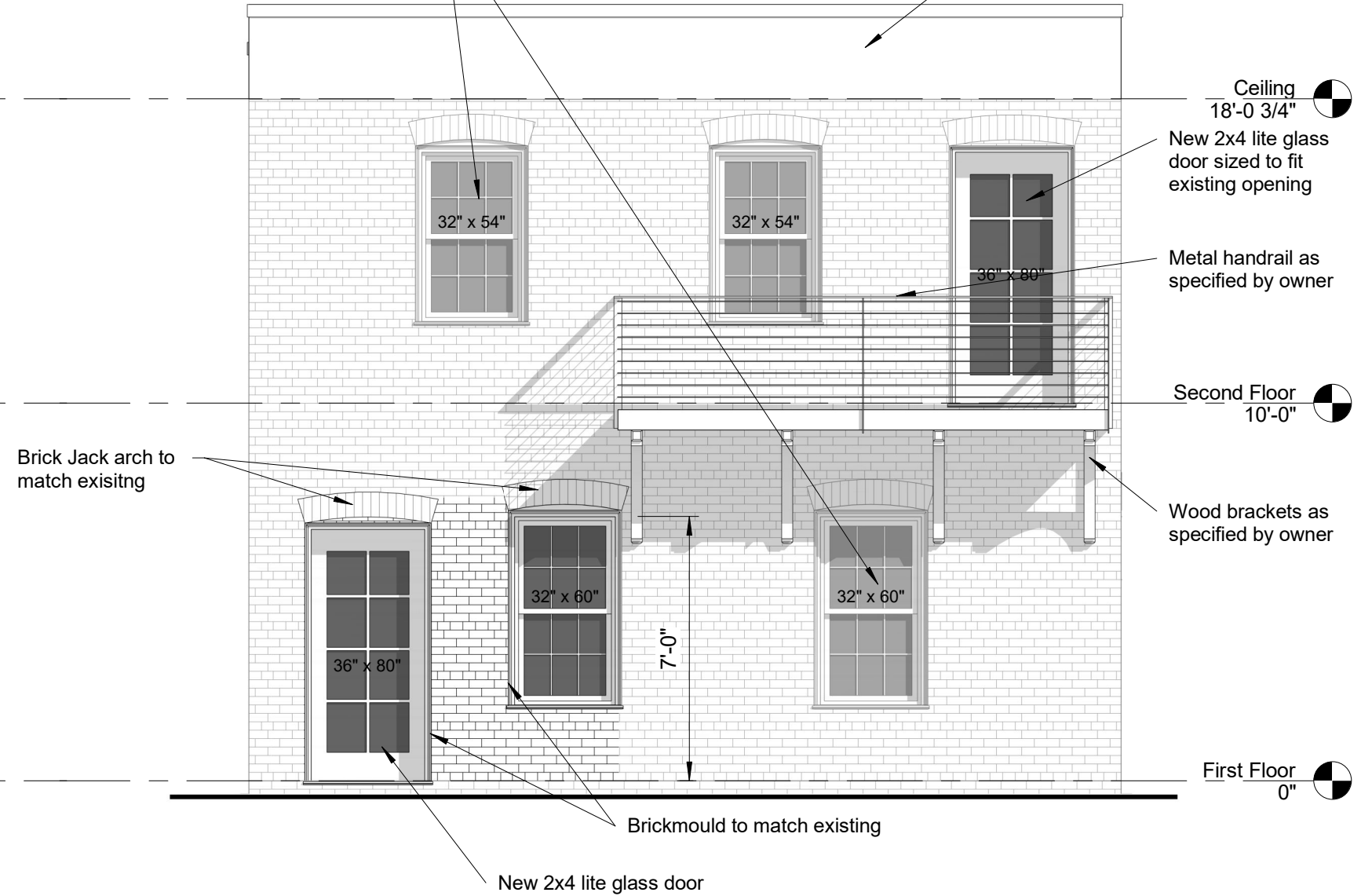
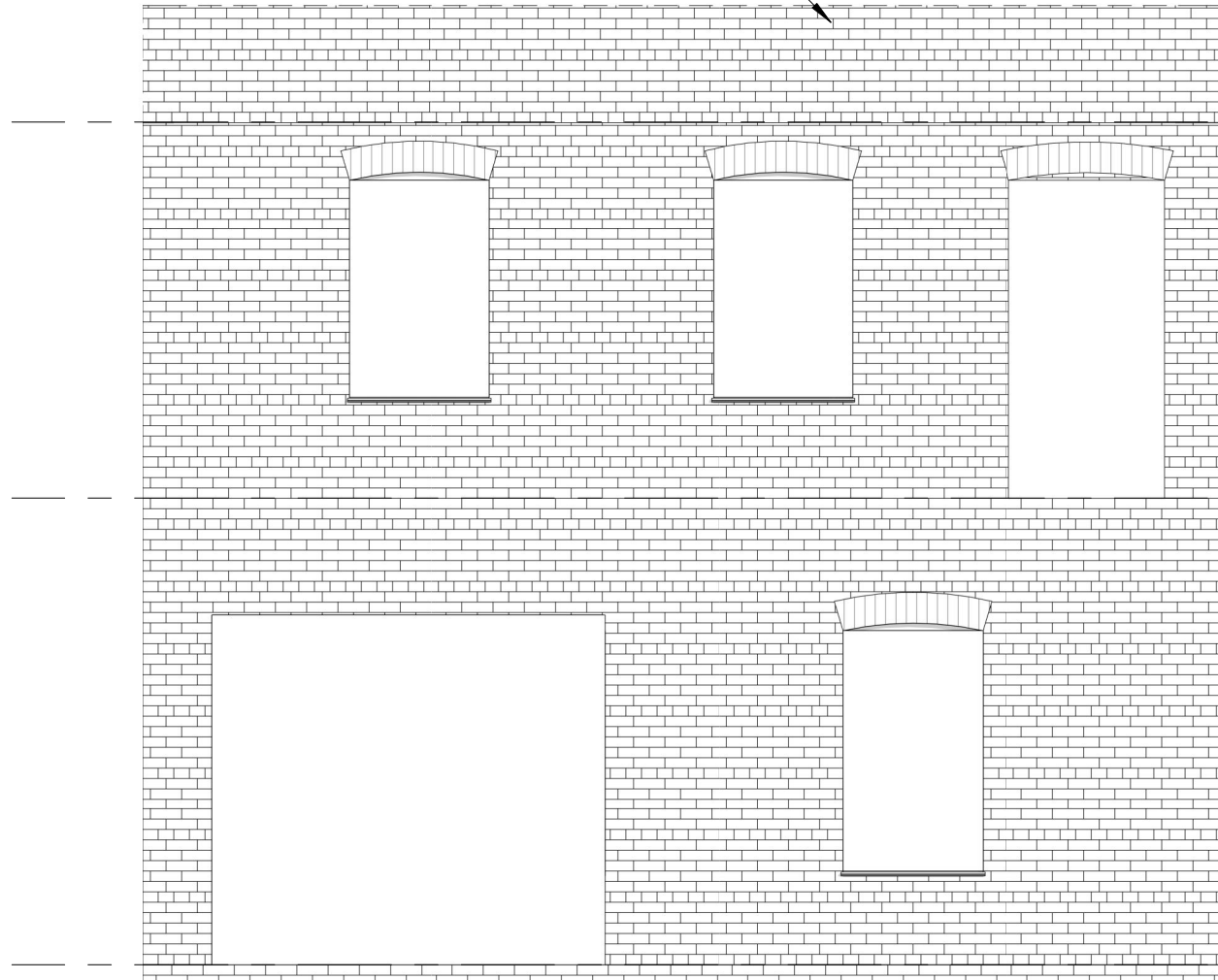


Print plans at 11" x 17", Tabloid

Damaged Parapit to be removed and replaced with smooth Hardie Panel

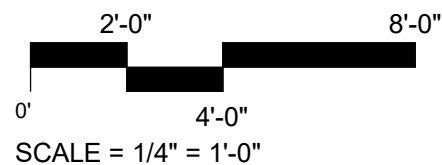
Double hung windows with true or simulated divided lites, sized to fit existing openings

Smooth Hardie Panel



1 Existing Garden Wall Elevation
1/4" = 1'-0"

2 Proposed Garden Wall Elevation
1/4" = 1'-0"



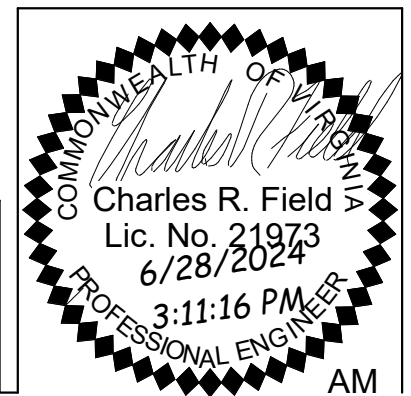
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South Elevations
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CAR 8



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